



## 12 Wellsford Avenue

, Solihull, B92 8EZ

**Offers in excess of £300,000**



Senate Property Services are delighted to offer this much improved and extended three bedroom semi detached property with off road parking with an electric car charging point and side garage. Located close to local amenities and with M42 Motorway link close by. Benefiting from double glazing, gas central heating and comprising of entrance hallway and staircase to first floor, extended open plan lounge/diner/family room with double opening doors onto rear decking/patio area, refitted kitchen with integrated appliances, fitted utility room with plumbing for washing machine, downstairs guest toilet, three bedrooms to first floor, fitted bathroom with shower over bath, pleasant rear garden with decking/patio area and a shed with ample space.



The property is perfect for families.

It epitomises open plan living with a modern twist. On the ground floor there is a fantastic space where living, dining and kitchen areas are, with a handy utility room, a guest WC and a garage. The first floor provides three bedrooms and a refitted bathroom. There is access to the loft. The property previously benefitted from accepted planning permission for a ground and first floor extension.

LOUNGE/DINER/FAMILY ROOM - 26' 5" x 21' 8" (8.05m x 6.60m)

UTILITY ROOM - 7' 7" x 7' 1" (2.31m x 2.16m)

UTILITY/SIDE ENTRY - 4' 11" x 2' 11" (1.50m x 0.89m)

BEDROOM ONE - 12' 9" x 9' 11" (3.89m x 3.02m)

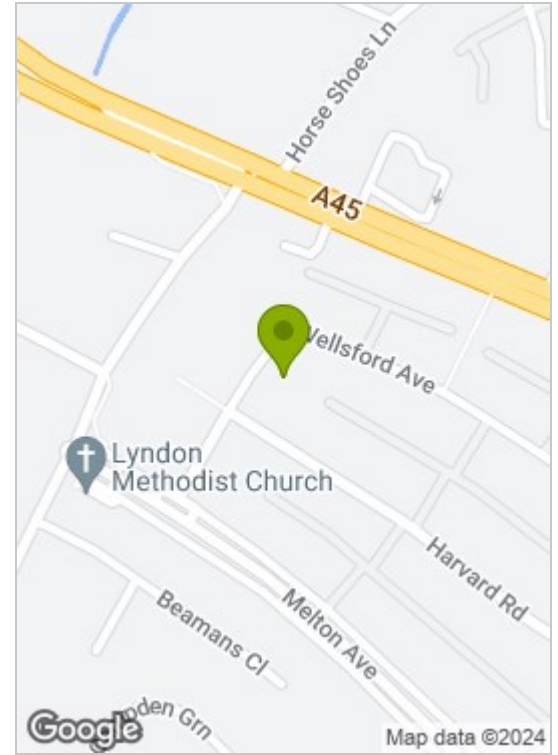
BEDROOM TWO - 12' 6" x 9' 11" (3.81m x 3.02m)

BEDROOM THREE - 6' 7" x 6' 7" (2.01m x 2.01m)

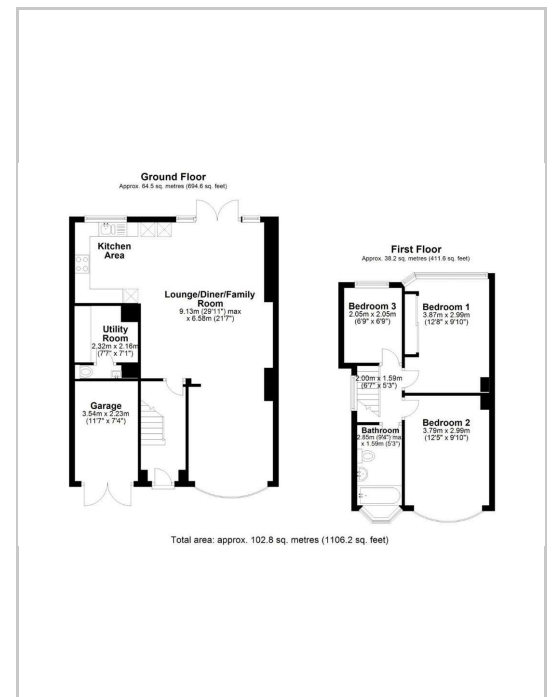
FITTED BATHROOM - 7' 3" x 5' 1" (2.21m x 1.55m)

TENURE - Freehold

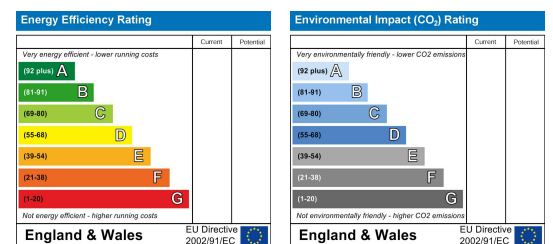
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.