



12 Wellsford Avenue

, Solihull, B92 8EZ

Offers In Excess Of £300,000



Horton & Senate 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 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)

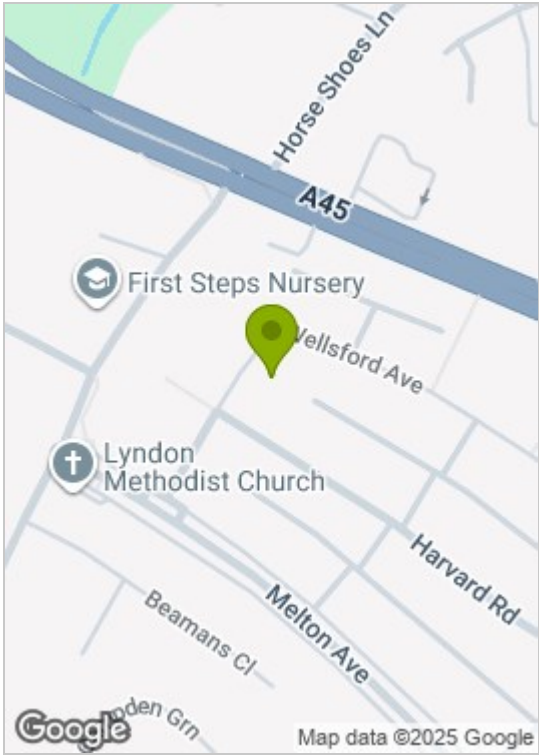
BEDROOM TWO - 12' 6" x 9' 11" (3.81m x 3.02m)

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

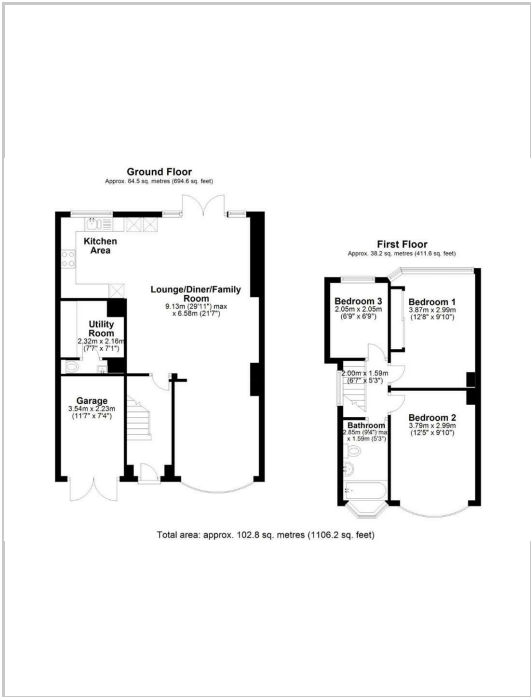
FITTED BATHROOM - 7' 3" x 5' 1" (2.21m x 1.55m)

TENURE - Freehold

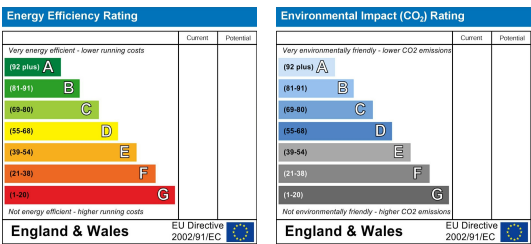
Area Map



Floor Plan



Energy Efficiency Graph



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