

Wharf Lane, B91



PROPERTY ADDRESS
174 Wharf Lane
Solihull
B91 2UN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Well presented three double bedroom semi-detached home
- Over 1000 sq ft. of living accommodation
- Sought-after Solihull location
- Beautifully landscaped rear garden

Entrance Hall - welcoming entrance hall with downstairs W/C with contemporary grey tiling

Kitchen (3.33 x 1.88) - modern fitted kitchen to the front of the property with square tiled splash back, black worktop and tiled flooring. Integrated appliances include four burner gas hob, extractor, oven, chorme sink and swan neck mixer tap

Reception room (4.90 x 4.11) - spacious living room with space for dining, french doors leading onto the landscaped garden, light oak flooring and storage cupboard

Master bedroom (4.78 x 3.05) - large master bedroom situated on the second floor with deep pile grey carpets, integrated wardrobe and en-suite. On the second floor there is also very useful loft space for additional storage

En suite - stunning three piece suite tiled throughout with walk in shower

Bedroom two (4.14 x 3.38) - large second bedroom overlooking the rear garden with deep pile grey carpets and integrated wardrobes

Bedroom three (4.14 x 2.59) - good size double bedroom to the front of the property with deep pile grey carpets

Bathroom - white three piece bath suite with tiled floor and half tiled walls

External - beautifully landscaped rear garden with timber decking, lawn and space for storage sheds at the bottom

Council Tax Band - B



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