

DRAKES

ESTATE AGENTS



Widney Lane, Solihull, B91 3LL

£650,000

- A Beautifully Presented Detached Home
- Three Bedrooms
- Two Reception Rooms
- Modern Extended Kitchen
- Breakfast Room
- Utility & Guest WC
- Bathroom & Ensuite
- South Facing Garden
- Purpose Built Garden Office
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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- Reception Room One to front - 3.48m x 3.63m (11'5" x 11'11") plus bay
- Reception Room Two to rear - 5.08m x 3.81m (16'8" x 12'6") into bay
- Breakfast Room to rear - 3.05m x 1.8m (10'0" x 5'11")
- Kitchen to rear - 5.92m x 4.72m (19'5" x 15'6") max
- Utility Room to side - 3.05m x 2.31m (10'0" x 7'7")
- Store room to front - 1.4m x 2.26m (4'7" x 7'5")
- Bedroom One to rear - 5.03m x 2.87m (16'6" x 9'5") into bay plus fitted wardrobes
- Bedroom Two to front - 3.3m x 3.63m (10'10" x 11'11") plus bay
- Ensuite to front - 2.34m x 2.03m (7'8" x 6'8")
- Bedroom Three to front - 3.86m x 2.26m (12'8" x 7'5") max
- Family Bathroom To rear - 2.39m x 3m (7'10" x 9'10")
- Garden Office;
- Room One - 3.86m x 3.56m (12'8" x 11'8")
- Room Two - 37.08m x 1.42m (121'8" x 4'8")

A beautifully presented and extended traditional-style detached home in a sought-after location with accommodation comprising in brief of a welcoming reception hall, two generous reception rooms, modern extended kitchen with a log-burning fireplace and adjoining breakfast room, utility room, guest WC, three bedrooms, modern ensuite shower room, family bathroom, mature south-facing rear garden with a purpose-built garden office and off-road parking.

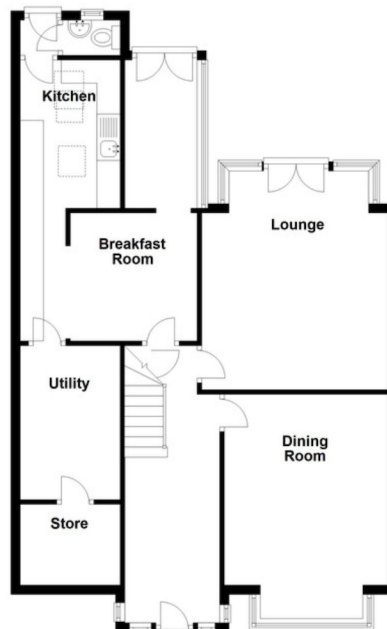
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		73
E (39-54)	55	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E
EPC Rating: D
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

Ground Floor



First Floor



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)