



18 Wolverley Road, B92 9HN
Sale Price Offers in Excess of £475,000



Love
Property Co.

18 Wolverley Road, Solihull, B92 9HN

Tenure - Freehold
EPC Rating – C
Council Tax Band – C

Love Property Co are pleased to offer this sought after and fantastic opportunity to purchase this large and extended 1589.2 sq. ft (147.6 sq. metres) property offering five double bedrooms, three bathrooms/shower rooms, separate lounge, family/games room, open plan kitchen/breakfast room with a downstairs double bedroom and shower room.

This property also benefits from oak doors throughout, tiled flooring to ground floor and two reception rooms.

The quality, modern and large, kitchen comprises of quality worktops, breakfast island, double sink, Integrated cooker/double oven/grill, extractor, dishwasher, fridge/freezer, microwave, washing machine, tumble dryer.
Adjoining family/games room with bi-fold doors and skylight overlooks the rear garden which has lovely quality decking area with glass balustrades.

To the first floor there are three double bedrooms and separate family bathroom.
The second floor has a loft conversion with master bedroom, en-suite and built in wardrobes.

Externally there is a large decking area directly off the family/games room, perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn with mature borders with a beautiful modern garden/bar room with electricity, driveway has parking for multiple cars.



PROPERTY MEASUREMENTS

KITCHEN/BREAKFAST ROOM

13' 10" x 21' 8" (4.21m x 6.61m)

LOUNGE

12' 6" x 11' 4" (3.81 m x 3.46m)

FAMILY/GAMES ROOM

18' 5" x 16' 9" (5.62m x 5.10m)

BEDROOM ONE (LOFT CONVERSION)

17' 2" x 14' 1" (5.24m x 4.28m)

EN-SUITE (LOFT CONVERSION)

11' 10" x 7' 4" (3.62m x 2.23m)

BEDROOM TWO

11' 3" x 11' 4" (3.42m x 3.46m)

BEDROOM THREE

9' 8" x 11' 4" (2.95m x 3.46m)

BEDROOM FOUR

6' 11" x 10' 0" (2.10m x 3.05m)

BEDROOM FIVE (GROUND FLOOR)

11' 4" x 9' 1" (3.45m x 2.78m)

SHOWER ROOM (GROUND FLOOR)

11' 10" x 7' 4" (3.62m x 2.23m)

FAMILY BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

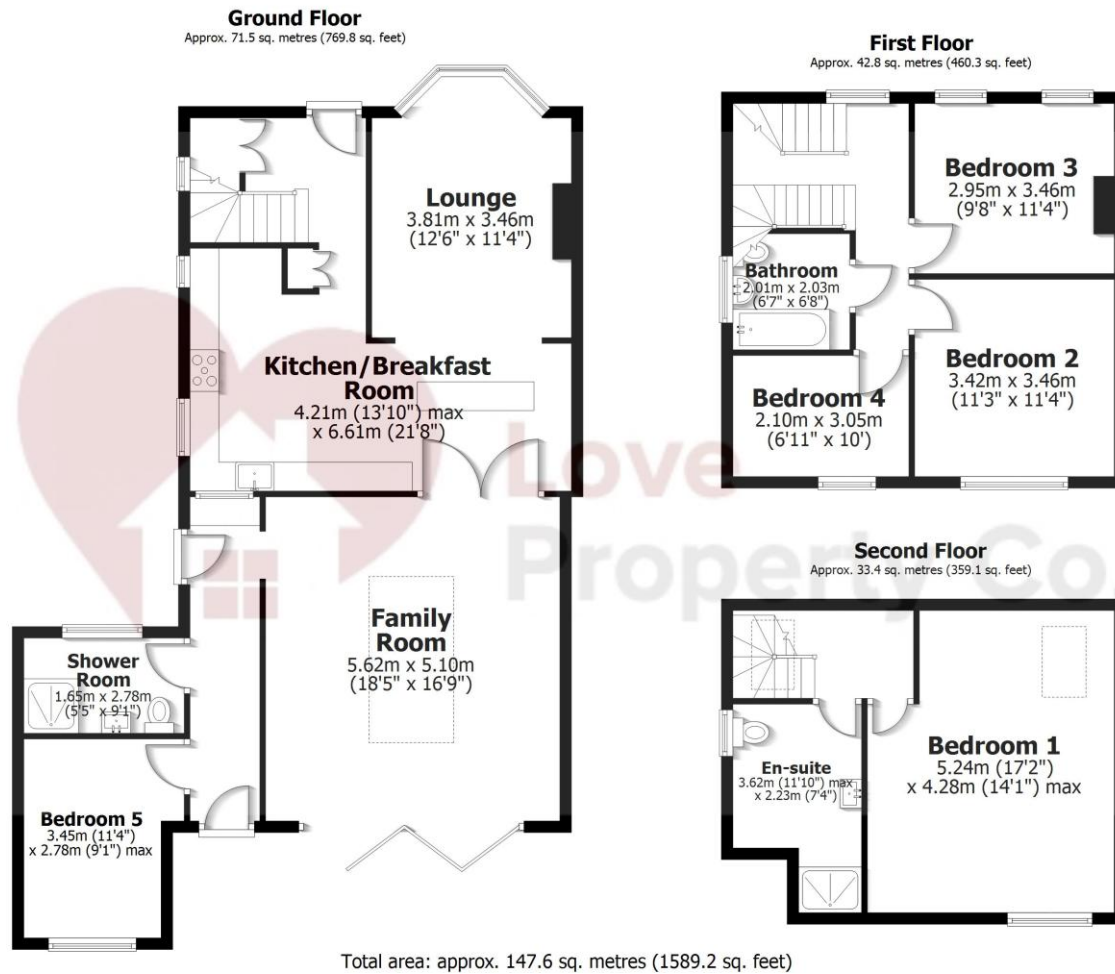
TOTAL SQUARE FOOTAGE

1589.2 sq. Feet (147.6 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk

