



**22 Thelsford Way, B92 9NJ**

Sale Price £395,000



**Love  
Property Co.**

# 22 Thelsford Way, Solihull, B92 9NJ

Tenure - Freehold

EPC Rating - C

Council Tax Band - D

Love Property Co are pleased to offer this homely and beautifully kept; linked detached three-bedroom residence set back from the road that could be substantially extended STPP.

This must be viewed to be appreciated 1227.5 sq. feet (114.0 sq. metres) kerb appealing property. The accommodation briefly comprises; entrance porch, lounge/living room, downstairs wc, kitchen/diner.

Recently fitted quality Wren kitchen has integrated appliances, utility has plumbing for washing machine leading to the large garage.

To the first floor leading to three bedrooms, master with built in wardrobes, further bedrooms and a lovely, presented family bathroom with separate shower. The property offers both double glazing and gas central heating.

Outside - Large block paved driveway to front with off road parking for multiple vehicles and lawned area, garage with up and over doors with private rear garden having a large patio area with raised and mainly lawned area.

## PROPERTY LOCATION

This property is close to Jaguar Land Rover and Solihull town centre. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes' drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



## PROPERTY MEASUREMENTS:

### KITCHEN DINER

12' 5" x 17' 11" (3.79m x 5.46m)

### UTILITY

7' 1" x 8' 10" (2.16m x 2.70m)

### LOUNGE

14' 0" x 17'11" (4.26 m x 5.46m)

### WC

2' 10" x 5'9" (1.86 m x 1.74m)

### BEDROOM ONE

12' 1" x 9' 11" (3.69m x 3.03m)

### BEDROOM TWO

10' 11" x 11' 5" (3.33m x 3.47m)

### BEDROOM THREE

8' 3" x 7' 8" (2.52m x 2.33m)

### FAMILY BATHROOM

7' 2" x 6' 7" (2.18m x 2.00m)

### GARAGE

18' 2" x 9' 0" (5.54m x 2.74m)

### TOTAL SQUARE FOOTAGE

1227.5 sq. Feet (114.0 sq. Metres) approx.

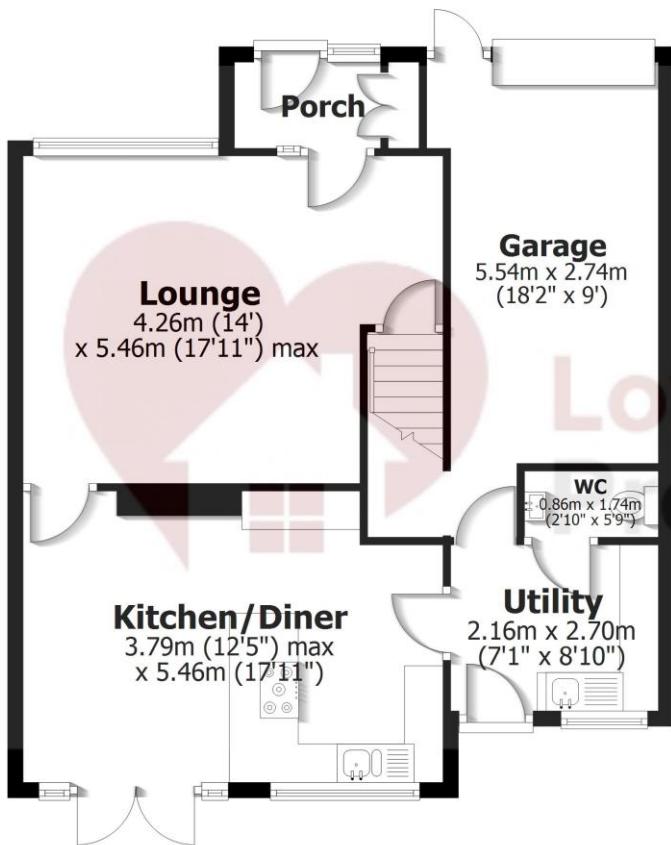
### MONEY LAUNDERING REGULATIONS

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.



### Ground Floor

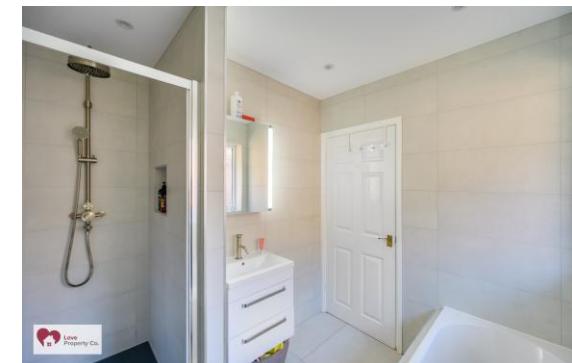
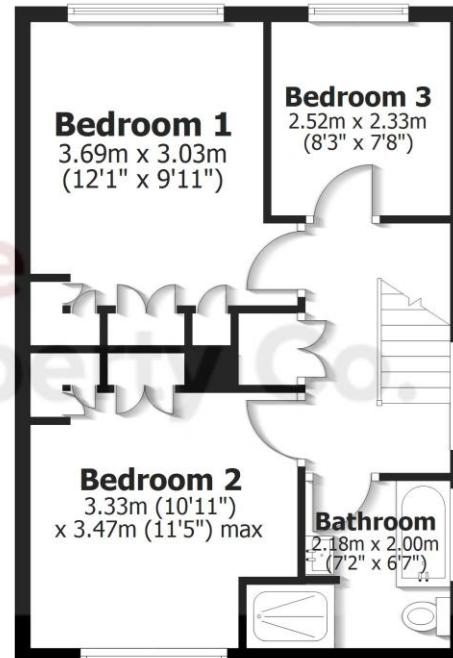
Approx. 69.5 sq. metres (748.5 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

### First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



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](mailto:info@lovepropertyco.co.uk)  
[www.lovepropertyco.co.uk](http://www.lovepropertyco.co.uk)