



# Wells Green Road, Solihull

**Offers Around £425,000**

- Semi Detached
- Single Garage
- Two Reception rooms
- Summer House/Home Office
- Ground Floor WC
- Three Bedrooms
- Large Utility
- Beautifully Presented
- Central Location

Wells Green Road is accessed off Wagon Lane, Wagon Lane joins the Coventry road and Barn Lane which in turn joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

An ideal location for this beautifully presented three bedroomed semi detached property accessed via a tarmac driveway leading to glazed UPVC porch entrance door.

#### **ENTRANCE PORCH**

Accessed via a glazed UPVC front and through to wood and stained glass front door with side window.

#### **HALLWAY**



A bright hallway with original hardwood flooring. Access to Dining Room, Living Room and Kitchen. Cloakroom with shoe storage and under stairs storage area.

#### **DINING ROOM**

**10'9 x 15'10 into bay (3.28m x 4.83m into bay)**



A bright room with large bay window to front elevation. Central drop down ceiling lights and wall mounted radiator.

#### **LIVING ROOM**

**11'5 x 15'10 into bay (3.48m x 4.83m into bay)**



A tastefully decorated room with suspended feature gas fire place, hand made built in storage, sliding upvc glazed doors opening onto rear garden. Central ceiling light and wall mounted radiator.



**KITCHEN**  
**15'9 x 8'1 (4.80m x 2.46m)**



A beautifully fitted kitchen with a range of high gloss wall and base mounted units and a range of fitted appliances to include oven, induction hob, extractor, dishwasher, 1.5 bowl sink with mixer tap and space for larder style fridge freezer. With a large window to rear elevation and side door allowing access into utility.

**UTILITY**  
**16 x 8'7 (4.88m x 2.62m)**



A large utility space with sky light allowing lots of light with access into single garage, WC, the side passage and rear garden. With a range of base units and shelving providing ample storage. Plumbing for washing machines and dryers, enamel sink with mixer tap. Wall mounted Radiator and central ceiling light.

**WC**

A small but adequate WC with toilet, wash basin and ceiling light

**GARAGE**  
**16'4 x 7'9 (4.98m x 2.36m)**

A single garage with barn doors onto frontage. Housing the boiler with radiator and ceiling light.

**BEDROOM ONE**  
**10'9 x 16'7 into bay (3.28m x 5.05m into bay)**



An excellent sized double bedroom with large bay window to rear elevation, a bank of bespoke built in wardrobes providing ample storage. With wall mounted radiator and central ceiling light.

**BEDROOM TWO**  
**11'5 x 15'1 into bay (3.48m x 4.60m into bay)**



Another large double bedroom with bay window to front elevation, central ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**9'5 x 8'4 (2.87m x 2.54m)**

An ideal spare bedroom or child's room with access into eves currently being used as study/snug space pictured below. With window to front elevation, central ceiling light and wall mounted radiator.

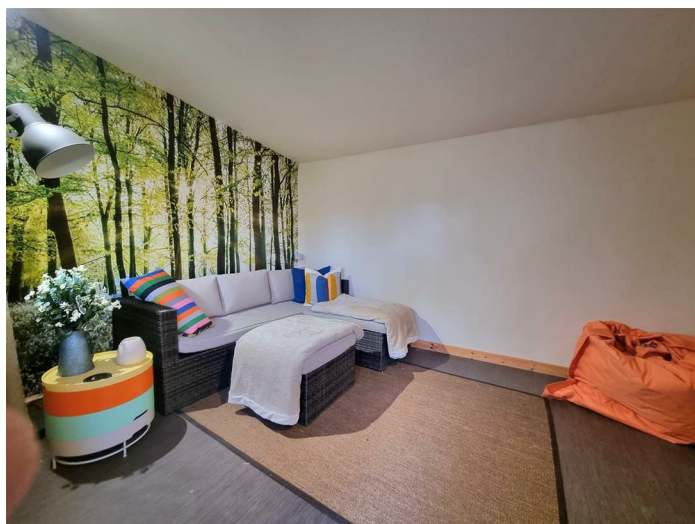


## FAMILY BATHROOM 5'10 x 10'1 (1.78m x 3.07m)



A well fitted and good sized suite with suspended vanity units housing wash basin, oversized P shaped bath with shower and shower screen and toilet. Having an obscure window to rear elevation, central ceiling light, wall mounted radiator and storage cupboard.

## SUMMER HOUSE AND STORAGE SHED



A bespoke hardwood summerhouse with side storage. It has insulated and plastered walls with lighting and power. Currently used as a snug this would make an ideal home office or guest room. The side storage is secure and great for garden tool storage.



## OUTSIDE



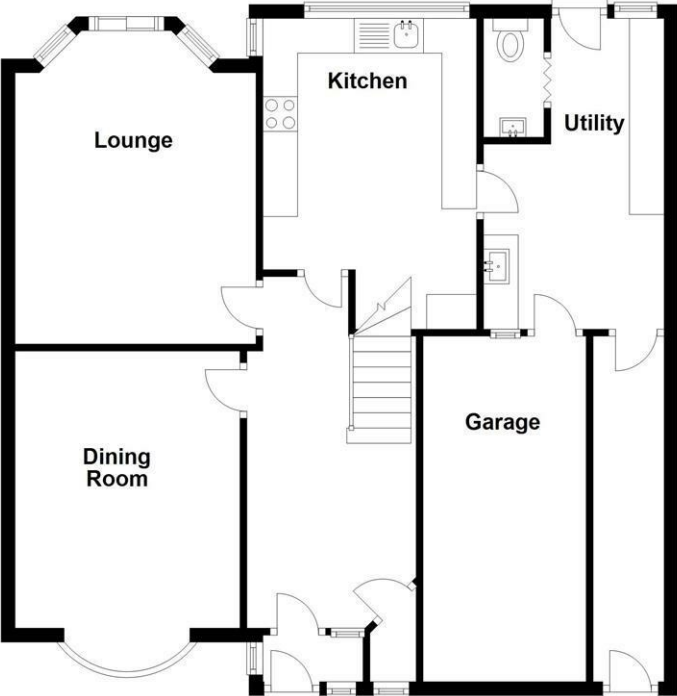
With a large tarmac drive way allowing parking for numerous vehicles and an attractively landscaped fore garden. To the rear we have a garden laid mainly to lawn wrapped in 6ft panelled fencing. With a patio area parallel to the property and a path leading to another seating area by the summerhouse. This is covered by a wooden pergola.

# FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

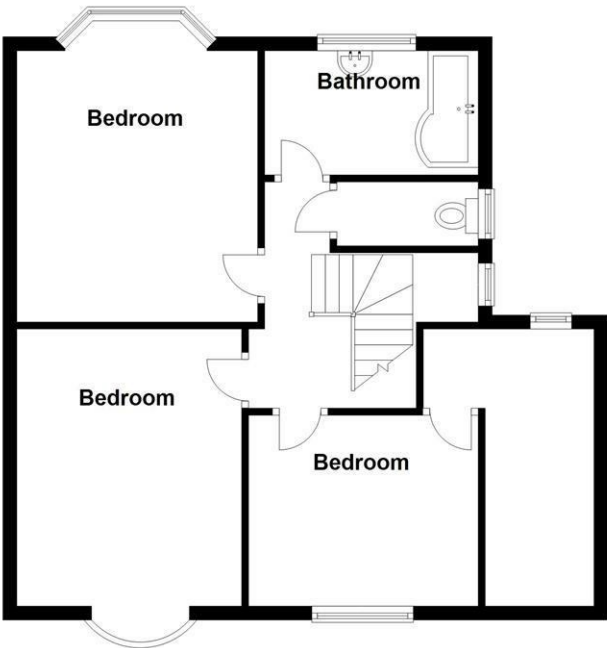
## Ground Floor

Approx. 83.5 sq. metres (898.8 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



Total area: approx. 143.9 sq. metres (1548.6 sq. feet)

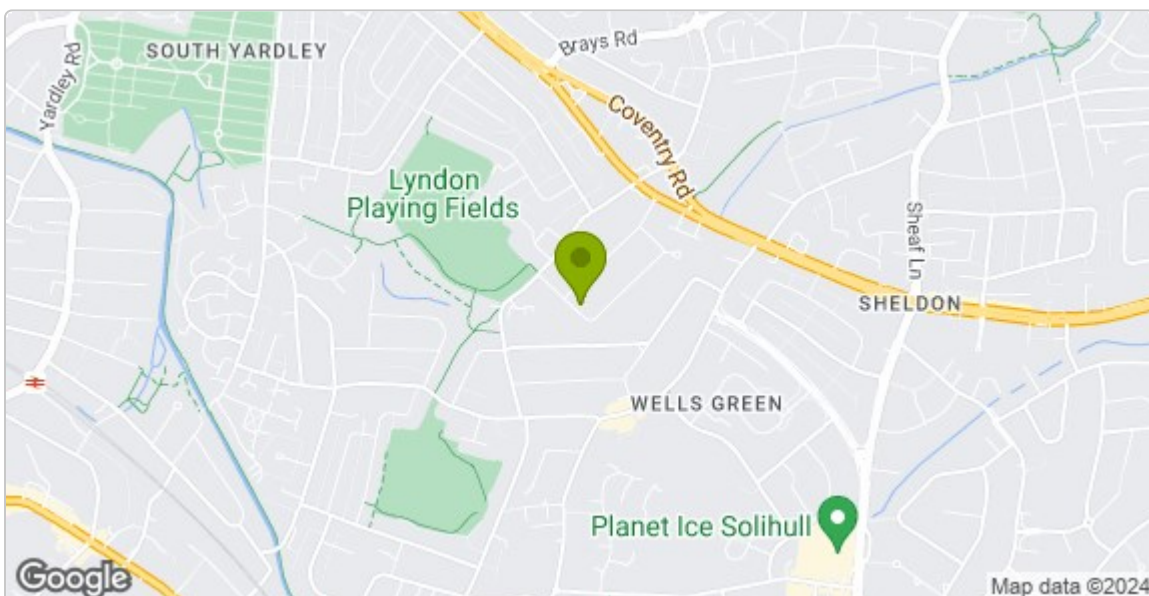
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**6 Wells Green Road  
Solihull B92 7PE**

**Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		53	74
EU Directive 2002/91/EC			