



Tibberton Close, Solihull

Offers Around £350,000

- BUNGALOW
- PRIVATE LOCATION
- SINGLE GARAGE
- DOUBLE GLAZED THROUGHOUT
- TWO DOUBLE BEDROOMS
- GREEN OUTLOOK
- PARKING FOR NUMEROUS VEHICLES
- CHAIN FREE

Tibberton Close leads indirectly off Widney Lane which links between Blossomfield Road, Marshall Lake Road and Monkspath Hall Road. Travelling along Widney Lane one will come to Blossomfield Sports Club, Solihull Municipal Club and Indoor Bowling Club. A little further on is Widney Junior and Infant School. Turning right off Widney Lane into Whitefields Road are sited Tudor Grange Academy, St Peters Secondary School and to the rear of these schools is Alderbrook Secondary School.

The town centre of Solihull is just over a one mile walk away where there are comprehensive shopping facilities as well as a main line London to Birmingham railway station, swimming pool, athletics track and Solihull College. For those commuters a walk along Widney Lane away from Solihull will bring you to Widney Railway Station adjacent to which is Widney Manor Golf Club.

The property is nestled in a quiet and most enviable position and faces onto a mature tree line and hedgerow. Offered with no chain the bungalow occupies a good plot which includes a lawn fore garden meeting the adjacent driveway and detached single garage.

ENTRANCE PORCH

Accessed via double UPVC door allowing access to front door into hallway

ENTRANCE HALL

Entrance hall with cloaks cupboard housing boiler allowing access to kitchen and living dining room.

LIVING DINING ROOM

17'04 x 10'08 (5.28m x 3.25m)



A good sized living dining room with feature electric fire place with wooden surround. Large window to front elevation, central and wall mounted ceiling lights, wall mounted radiator and a door to inner hallway.

BEDROOM ONE

10'08 x 12'07 (3.25m x 3.84m)



A good sized double bedroom with window to rear elevation. Having fitted dressing table and drawers as well as mirrored fitted wardrobes. With wall mounted radiator and central ceiling light.



KITCHEN

8'06 x 9'06 (2.59m x 2.90m)



A fitted kitchen with a range of wall mounted and base units sink with mixer tap, stand alone hob and oven, space for

fridge freezer and washing machine window to side elevation. Central ceiling light, wall mounted radiator and door to side driveway.

INNER HALL

Inner hall allowing access to the bedrooms and family shower room. With storage cupboard housing hot water tank and central ceiling light.

BEDROOM TWO

9'05 x 8'09 (2.87m x 2.67m)



A double room with window to rear elevation. Having fitted wardrobes, wall mounted radiator and central ceiling light.

FAMILY BATHROOM

8'02 x 5'03 (2.49m x 1.60m)



A 3 piece suite including toilet, wash basin and bath with shower over. With window to side elevation, wall mounted radiator and central ceiling light.

GARAGE



A single garage with up and over door and side garden door. With power and lighting and eves storage.

OUTSIDE



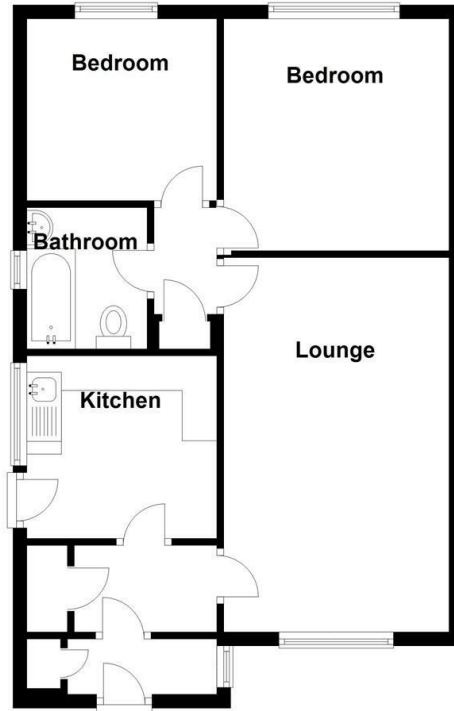
A good sized front drive way at the end of the cul-de-sac allowing parking for numerous vehicles. With side access to driveway leading to garage door and side gate access into garden. The rear garden is mainly laid to lawn with a small patio area and surround by panelled fencing. With access into garage and also housing a garden shed and greenhouse.

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. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.5 sq. feet)

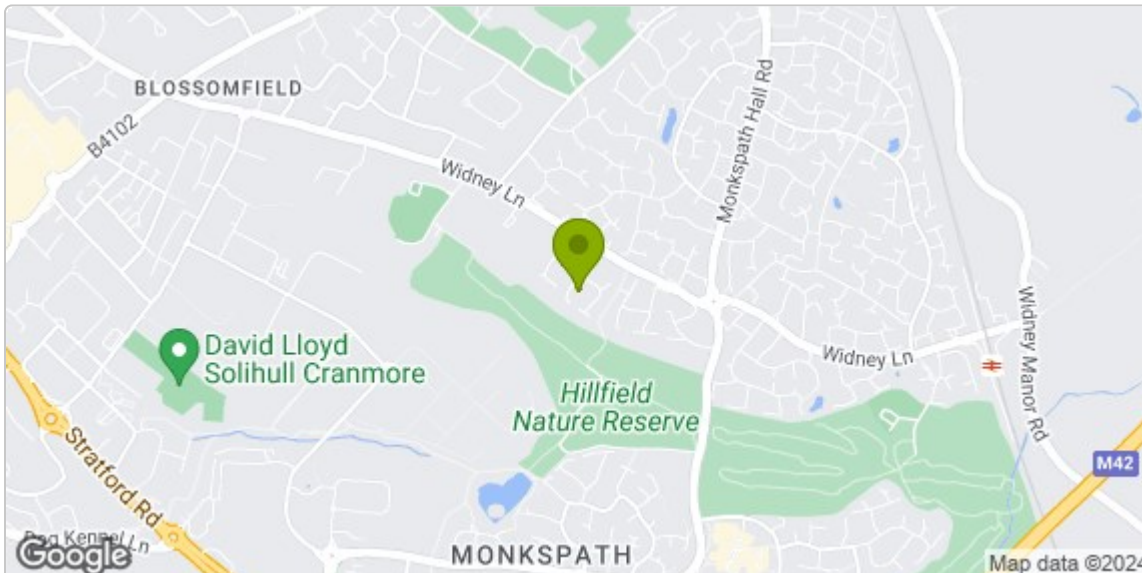
LOCATION Leaving the town centre of Solihull via Church Hill Road take the second exit at the traffic island into Princes Way and left at the traffic lights into Monkspath Hall Road. At the second traffic island turn right into Widney Lane and then take the second left into Hollyberry Avenue. Follow the road around to the left and take the second turning on the right into Tibberton Close where the property will be found at the bottom of the road on the left hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
15 Tibberton Close Solihull
B91 3UD

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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