



# Wells Green Road, Solihull

**Asking Price £380,000**

- SEMI DETACHED
- SINGLE GARAGE
- OFF ROAD PARKING
- PLANNING PERMISSION GRANTED
- THREE BEDROOMS
- PRIVATE GARDENS
- TWO RECEPTION ROOMS
- GOOD SIZED DRIVEWAY

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 three bedroomed semi detached property accessed via a tarmac driveway leading to glazed UPVC porch entrance door.

PL/2022/00093/MINFHO | approved planning application erection of two storey side and rear wrap around extension to replace existing garage. Proposed erection of front porch.

### ENTRANCE PORCH

Accessed via UPVC door leading to inner door.

### ENTRANCE HALL

**6'6" x 6'11" (2.00m x 2.12m)**

A bright reception allowing access into the living room and the kitchen.

### LIVING ROOM

**14'8" x 11'3" (4.48m x 3.44m)**

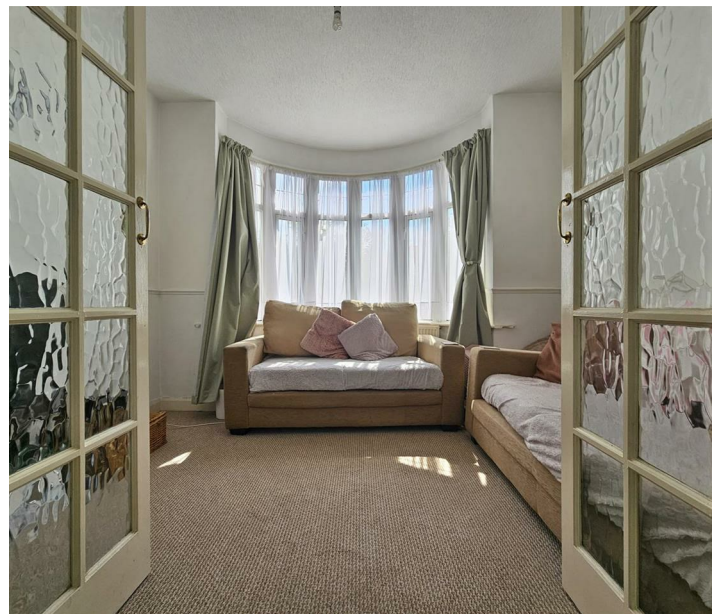


A large living room with French doors opening onto the rear garden. Having double doors leading to snug/study with gas fire place with stone effect surround, ceiling and wall mounted lighting, wall mounted radiator.



### SNUG/OFFICE

**9'0" x 11'3" (2.76m x 3.44m)**



A bright room with bay window to front elevation currently set up as a snug but would make an ideal home office. With wall mounted radiator and ceiling light.

### KITCHEN

**11'11" x 6'11" (3.64m x 2.12m)**



A fitted kitchen with a range of wall mounted and base units

with work top over. with integrated appliances including electric oven and extractor, gas hob, space for fridge freezer, 1.5 bowl sink with mixer tap. Having a door into the garage and a window to rear elevation, ceiling light and wall mounted radiator.

### **GARAGE**

A single garage with up and over door with power and lighting.

### **BEDROOM ONE**

**11'3" x 11'3" (3.44m x 3.44m)**



A double room with bay window to front elevation. With fitted wardrobes, ceiling light and wall mounted radiator.

### **BEDROOM TWO**

**12'5" x 11'3" (3.80m x 3.44m)**



Another double room with window to rear elevation. Having ceiling light and wall mounted radiator.

### **BEDROOM THREE**

**10'4" x 6'11" (3.17m x 2.12m)**

A good sized single room with window to front elevation, ceiling light and wall mounted radiator

### **BATHROOM**

**8'5" x 6'11" (2.59m x 2.12m)**



A fitted bathroom with double aspect window to side and rear elevation. Having a bath with hand shower attachments, toilet and wash basin ceiling light and wall mounted radiator.

### **OUTSIDE**



To the front we have a tarmac drive way allowing parking for numerous vehicles with a side garden laid to lawn with planted borders. To the rear we have a mature garden filled with shrubs and mainly laid to lawn. With a patio area close to the house offering a nice secluded spot.

## 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.



Total area: approx. 111.9 sq. metres (1205.0 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  
0121 711 1712

**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.



**Full Postal Address:**  
14 Wells Green Road Solihull  
Solihull B92 7PF

**Council Tax Band:** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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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