



smarthomes

Wadleys Road

Solihull, B91 1JJ

- An Extremely Well Presented & Extended Detached
- Four Bedrooms
- Two Reception Room
- Open Plan Kitchen/Diner

£775,000

EPC Rating 62

Current Council Tax Band - F





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing ample off road parking extending to

Enclosed Porch

With double open double glazed doors and matching windows to front and side, tiling to flooring, wall lighting and original door with single glazed inserts and matching windows to either side leading through to

Entrance Hallway

With ceiling light point, central heating radiator, tiling to floor, stairs leading to the first floor accommodation and doors leading off to



Guest W.C

Being fitted with a modern white suite comprising a low flush WC and wash hand basin enclosed into vanity unit with mixer tap over, chrome ladder central heating radiator, ceiling down lighters and laminate flooring,

Reception Room One to Front

19' 8" (into bay) x 14' 5" (6.0m x 4.4m) With UPVC double glazed bay window to front elevation with rectangular leaded inserts, further double glazed window to front elevation, two central heating radiators, wooden flooring, wall lighting, ceiling light point and double opening sliding doors leading through to

Second Reception Room to Rear

21' 11" x 16' 0" (max) (6.7m x 4.9m) With aluminium framed double glazed sliding patio doors to rear garden, two obscure double glazed windows to side with leaded coloured glass features, central heating radiator, air conditioning unit, wall lighting, down lighters and wooden flooring,

Open Plan Breakfast Kitchen/Diner to Rear

20' 4" (max) x 14' 1" (6.2m x 4.3m) Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with glazed splash back and stainless steel extractor over, integrated dishwasher, space for an American style fridge freezer, double Smeg oven and grill and integrated Smeg microwave, double opening sliding double glazed patio doors to rear garden with matching windows to side, down lighters to ceiling, laminate flooring, central heating radiator, further obscure double glazed door to side and door leading through to



Garage/Utility

13' 9" x 7' 2" (4.2m x 2.2m) Having side hung double opening metal doors, storage cupboards, wall and base units with laminate surface over, sink drainer unit, two ceiling LED lights, plumbing for a washing machine and space for a tumble dryer.

Accommodation On The First Floor

Landing

With loft access, ceiling light point and doors leading off to

Bedroom One to Front

14' 1" x 11' 1" (max) (4.3m x 3.4m) With double glazed bay window to front elevation with rectangular leaded inserts, further double glazed window to front, two central heating radiators, air conditioning unit, two ceiling light points and door through to



En Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower over, low flush WC, wash hand basin with mixer tap over set into vanity unit, shaver socket, laminate flooring, chrome ladder central heating radiator, complementary tiling to splash back areas, downlighters and extractor.

Bedroom Two to Front

14' 5" x 10' 9" (4.4m x 3.3m) With double glazed bay window to front elevation with rectangular leaded inserts, central heating radiator, air conditioning unit, ceiling light point and range of built-in wardrobes





Bedroom Three to Rear

15' 1" (into bay) x 10' 9" (4.6m x 3.3m) With double glazed bay window to rear elevation with rectangular leaded inserts, central heating radiator, ceiling lights, air conditioning unit and range of built-in wardrobes with mirrored doors.

Bedroom Four to Rear

8' 10" x 5' 6" (2.7m x 1.7m) With double glazed window to rear elevation with rectangular inserts, central heating radiator and ceiling light point.

Four Piece Family Bathroom to Rear

9' 2" x 7' 10" (2.8m x 2.4m) Being fitted with a four piece white suite comprising; panelled bath with centralised tap, low flush WC and pedestal wash hand basin with mixer tap over, shower cubicle with thermostatic shower over, chrome ladder style central heating radiator, complementary tiling to all splash back areas, shaver socket, wall lighting, ceiling light, laminate flooring and obscure double glazed window to rear with rectangular leaded inserts.

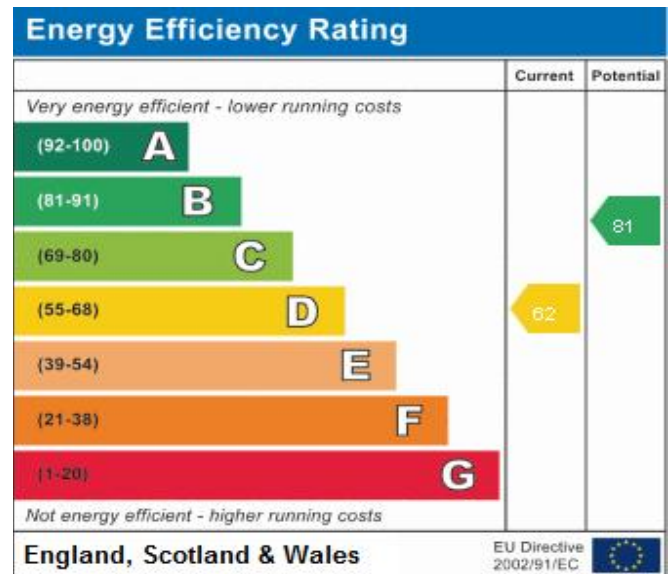


Rear Garden

Being mainly laid to lawn with timber decked area, feature inset pond and waterfall, fencing to all boundaries, timber framed shed to rear, variety of mature shrubs and bushes, exterior lighting and side gate access.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - F



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