



smarthomes

Widney Lane

Solihull

- A Beautifully Presented Traditional Detached Property
- Five Bedrooms
- Two/Three Reception Rooms
- Delightful Conservatory

£700,000

Current EPC Rating 64 (D)
Current Council Tax Band F





Property Description

A beautifully presented traditional detached property situated on substantial plot in a highly sought after location with accommodation offering five bedrooms, two reception rooms, large conservatory, breakfast kitchen, ground floor bedroom five/home office with shower room/utility, en suite shower room, family bathroom and delightful rear garden. This exceptional home combines traditional charm with contemporary living, making it a truly desirable property.

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.



Rooms & Measurements

- Welcoming Entrance Hall - 2.21m x 4.73m (7'3" x 15'6")
- Lounge Area - 3.31m x 4.48m (10'10" x 14'8")
- Dining Area - 2.79m x 3.65m (9'1" x 11'11")
- Large Conservatory to Rear - 5.97m x 4.14m (19'7" x 13'6")
- Breakfast Kitchen - 5.25m x 3.27m (17'2" x 10'8")
- Snug/Home Office/Bed Five - 2.43m x 2.67m (7'11" x 8'9")
- En Suite Shower Room/Utility - 2.43m x 2.77m (7'11" x 9'1")
- Master Suite to Front - 3.33m x 4.67m (10'11" x 15'3")
- Dressing Area - 2.21m x 1.69m (7'3" x 5'6")
- En Suite Shower Room - 2.53m x 2.07m (8'3" x 6'9")
- Bedroom Two to Rear - 4.8m x 2.64m (15'8" x 8'7")
- Bedroom Three to Rear - 3.33m x 3.8m (10'11" x 12'5")
- Family Bathroom to Side - 2.43m x 2.72m (7'11" x 8'11")
- Bedroom Four - 5.07m x 5.7m (16'7" x 18'8")

Tenure

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



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.