

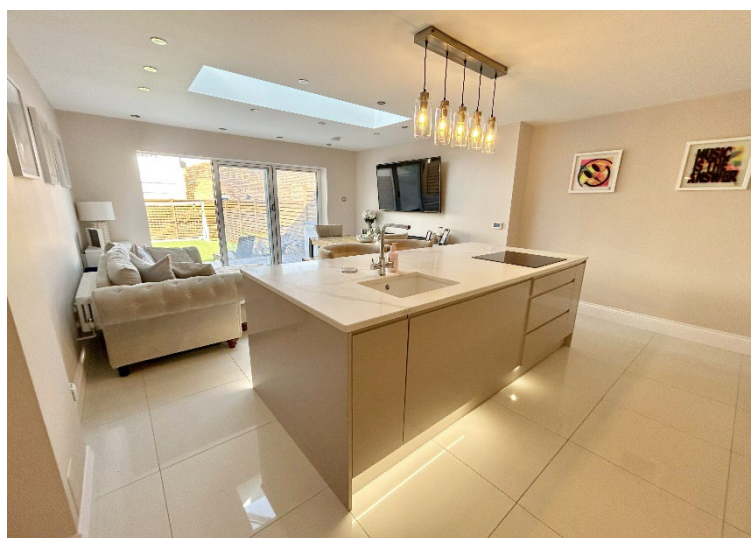


## Wellsford Avenue Solihull

- A Beautifully Presented & Extended Semi Detached
- Three Bedrooms
- Extended Open Plan Kitchen Family Room
- Re-Fitted Family Bathroom

**£365,000**

Current EPC Rating TBC  
Current Council Tax Band C







## Property Description

A beautifully presented and extended semi detached property which has been much improved by the current owners, offering three bedrooms, superb extended open plan kitchen/family room, utility, guest WC, re-fitted bathroom, landscaped rear garden and driveway parking

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

Entrance Hall

Superb Lounge to Front - 2.97m x 4.32m (9'9" x 14'2")

Guest WC

Extended Open Plan Kitchen Family Room - 5.89m x 4.7m (19'4" x 15'5")

Utility Room - 5.87m x 1.27m (19'3" x 4'2")

Bedroom One to Rear - 4.7m x 2.97m (15'5" (into half bay) x 9'9" (max)

Bedroom Two to Front - 3.66m x 3.02m (12'0" (into bay) x 9'11" (max)

Bedroom Three to Front - 1.6m x 1.6m (5'3" x 5'3")

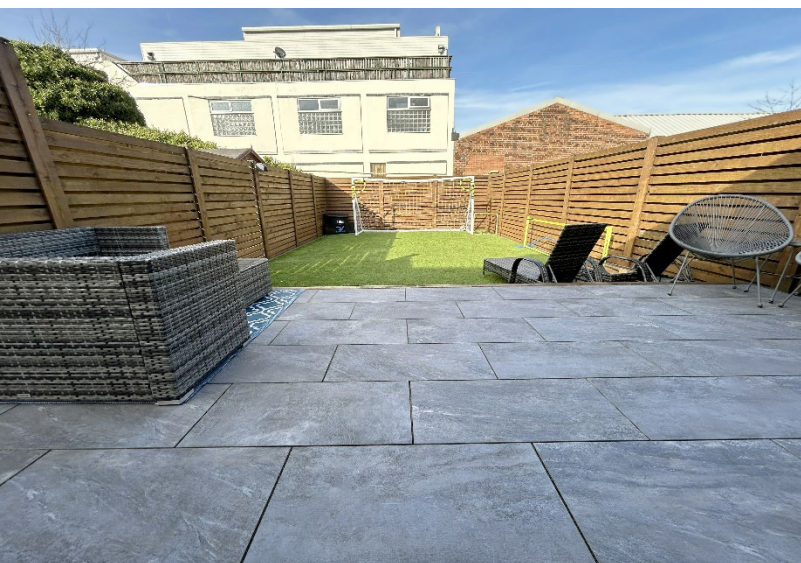
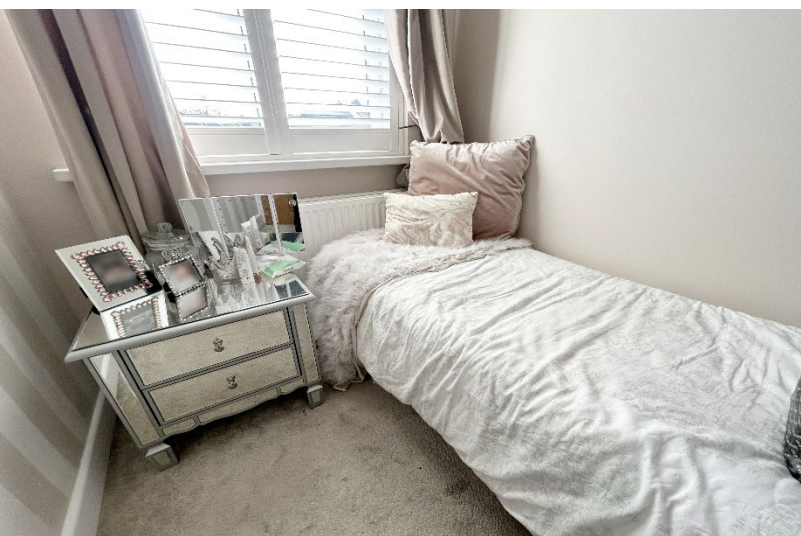
Re-Fitted Family Bathroom to Rear

### 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 – C





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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 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.