



Wellington Grove Solihull

- A Well Maintained Three Bedroom Family Home
- Three Reception Rooms & Fitted Kitchen
- Large South Facing Rear Garden
- No Upward Chain & Side Garage

Offers Over £525,000

Current EPC Rating - D
Current Council Tax Band - E

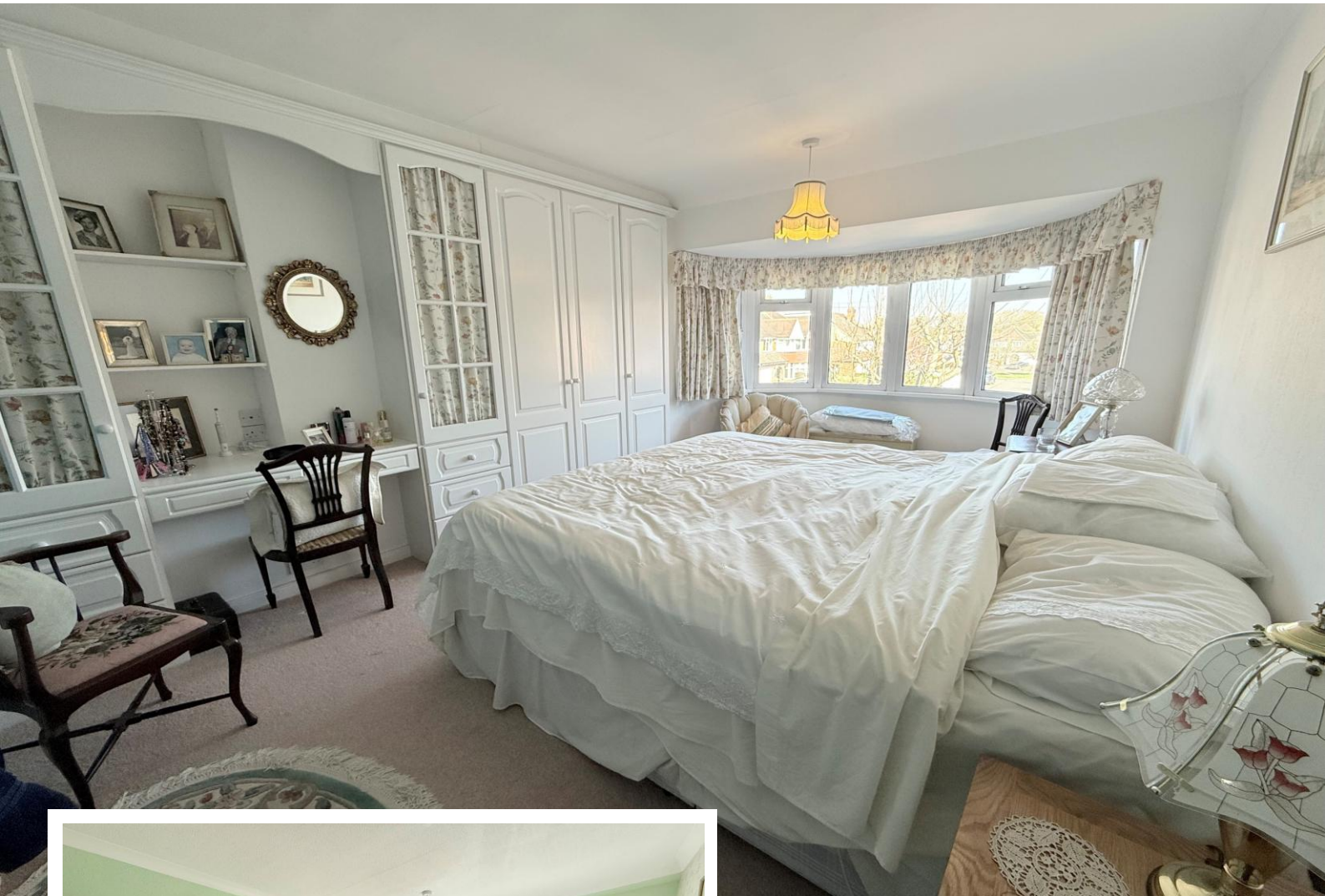




Property Description

A traditional semi-detached property benefiting from no upward chain and briefly affording three bedrooms, three reception rooms, fitted kitchen, guest W.C, loft room, family shower room and separate WC, Southerly facing rear garden, side garage 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

Lounge to Front 5.92m x 3.51m (19'5" (into bay) x 11'6" (max)

Dining Room 3.18m x 2.59m (10'5" x 8'6")

Kitchen 2.46m x 2.13m (8'1" x 7'0")

Sitting Room 4.04m x 3.48m (13'3" x 11'5")

Guest WC 1.55m x 1.4m (5'1" x 4'7")

Bedroom One to Front 4.72m x 3.28m (15'6" (into bay) x 10'9" (max)

Bedroom Two to Rear 3.68m x 2.79m (12'1" x 9'2" (max)

Bedroom Three to Front 2.13m x 2.64m (7'0" x 8'8")

Shower Room to Rear 2.57m x 1.55m (8'5" (max) x 5'1")

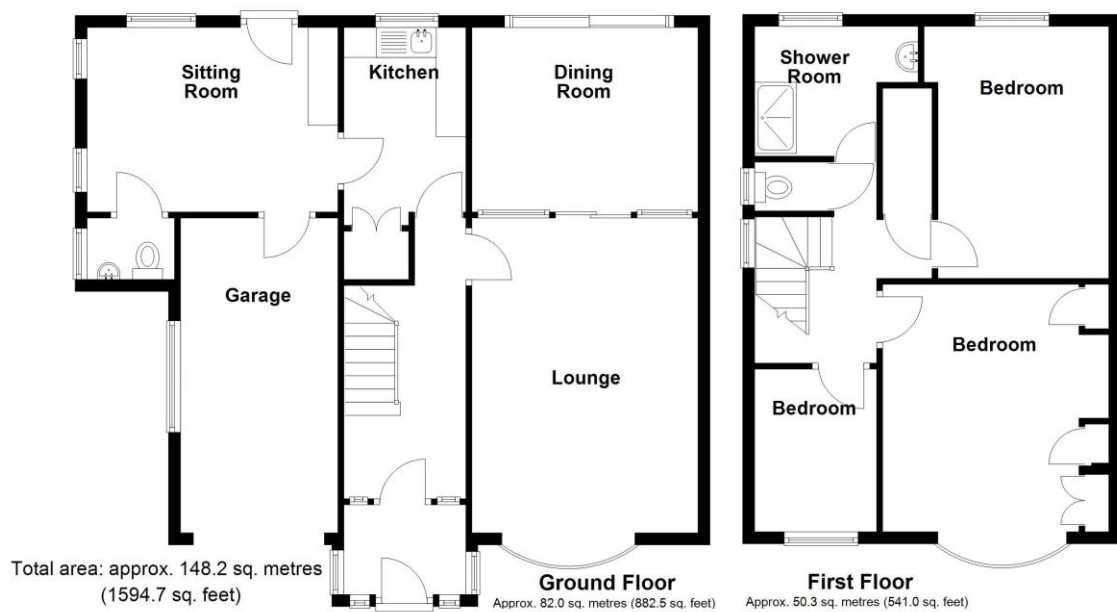
Loft Room 3.81m x 3.23m (12'6" (max) x 10'7" (max)

Garage 4.6m x 2.06m (15'1" x 6'9")

Tenure

We are advised by the vendor that the property is freehold. 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 – E



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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.