



smarthomes

Wyken Close

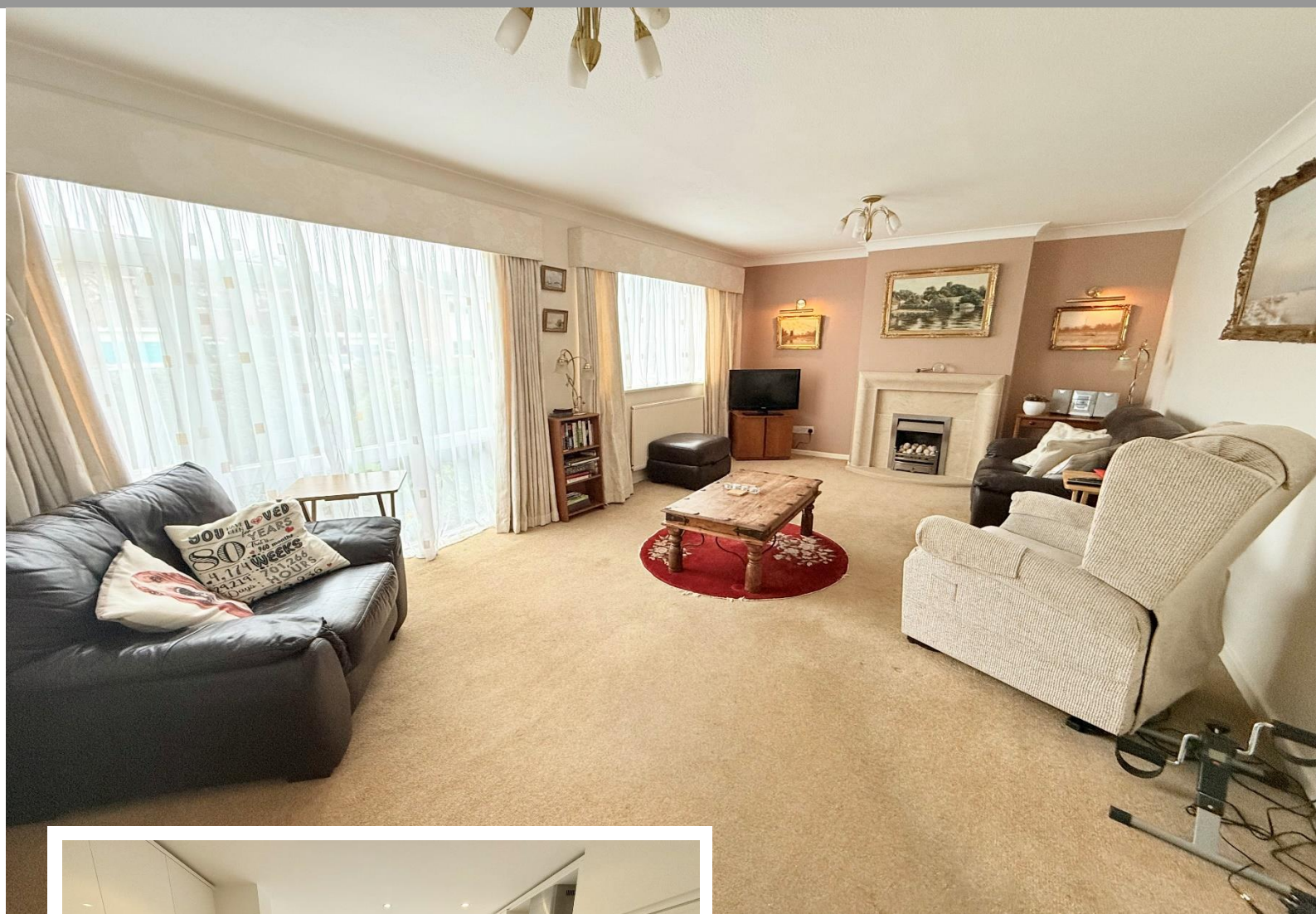
Dorridge, Solihull

- A Well Presented & Extended Detached Family Home
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Re-Fitted Breakfast Kitchen

£635,000

Current EPC Rating 67 (D)
Current Council Tax Band F





Property Description

A well presented & extended detached family home situated in a most sought after location offering accommodation comprising two spacious reception rooms, re-fitted breakfast kitchen, guest W.C, four double bedrooms, spacious en-suite bathroom, family bathroom, study, rear garden, integral garage, car port 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.

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



Rooms & Measurements

Lounge to Front - 6.02m x 3.58m (19'9" x 11'9")

Spacious Dining Room to Rear - 2.84m x 5.66m (9'4" x 18'7")

Breakfast Kitchen to Rear - 3.1m x 5.66m (10'2" x 18'7" (max)

Guest WC to Side

Bedroom One to Front - 5.28m x 3.66m (17'4" x 12'0")

Five Piece En Suite Bathroom - 2.24m x 3.35m (7'4" x 11'0")

Bedroom Two to Rear - 3.35m x 5.54m (11'0" x 18'2")

Bedroom Three to Front - 3.23m x 3.66m (10'7" x 12'0")

Bedroom Four to Rear - 2.62m x 5.54m (8'7" x 18'2")

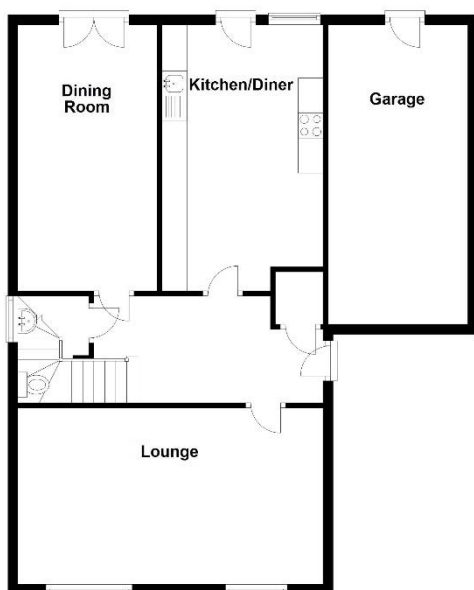
Dressing Room/Study Room - 2.26m x 3.99m (7'5" x 13'1")

Family Bathroom - 1.91m x 1.63m (6'3" x 5'4")

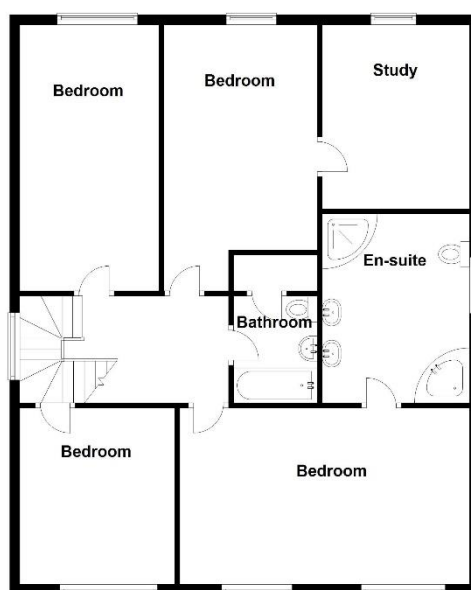
Garage - 5.59m x 2.59m (18'4" x 8'6")



Ground Floor



First Floor



Total area: approx. 186.1 sq. metres (2003.2 sq. feet)

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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.