



Wolverley Road Solihull

- A Beautifully Presented Four Bedroom Family Home
- Superb Open Plan Kitchen/Diner, Lounge & Utility Room
- Landscaped South/Westerly Facing Rear Garden
- Four Piece Family Bathroom & En-Suite Shower Room

£575,000

Current EPC Rating - C
Current Council Tax Band - E

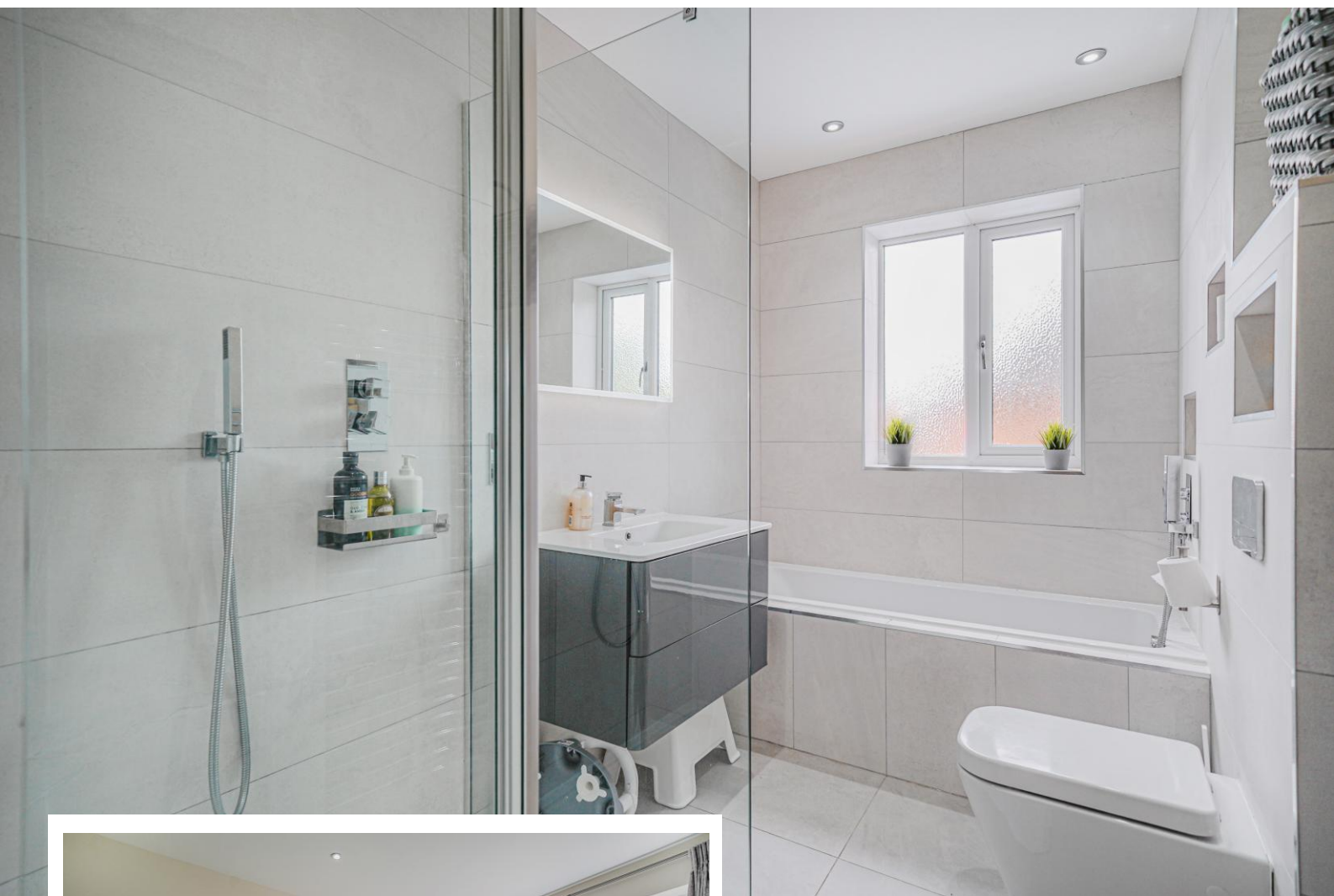




Property Description

An extremely well presented and extended detached family home situated on a corner plot and offering four double bedrooms, open plan sitting room/dining room, impressive re-fitted open plan family dining kitchen, utility, guest WC, re-fitted master en suite, re-fitted four piece family bathroom, South/Westerly facing rear garden, further large lawned garden area, garage and off-road 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

Sitting Room to Front 4.6m x 3.35m (15'1" x 11'0")

Dining Room 4.19m x 3.18m (13'9" x 10'5")

Impressive Extended & Re-Fitted Open Plan Family Dining Kitchen to Rear 8.38m x 6.81m (27'6" (max) x 22'4" (max)

Utility Room 1.35m x 1.6m (4'5" x 5'3")

Guest WC 1.37m x 1.27m (4'6" x 4'2")

Bedroom One to Front 4.32m x 3.43m (14'2" x 11'3")

Re-Fitted En Suite Shower Room to Front 2.74m x 1.63m (9'0" (into shower) x 5'4")

Bedroom Two to Rear 4.19m x 3.43m (13'9" x 11'3")

Bedroom Three to Front 4.98m x 2.87m (16'4" x 9'5")

Bedroom Four to Rear 3.84m x 2.87m (12'7" x 9'5")

Re-Fitted Four Piece Family Bathroom to Rear 3.07m x 1.88m (10'1" x 6'2")

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 vendor. Current council tax band – E



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 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.