



Woodlea Drive
Solihull

- An Individual Four Bedroom Detached Bungalow
- Two Reception Rooms
- Kitchen/Breakfast Room
- Re-Fitted En Suite & Family Bathroom

£725,000

Current EPC Rating 69 (C)
Current Council Tax Band G





Property Description

An individual four bedroom detached bungalow situated on a generous plot, benefiting from two reception rooms, kitchen/breakfast room, utility, guest WC, re-fitted en suite, family bathroom, westerly facing rear garden, double 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

Entrance Hall

Dining Room to Front - 3.23m x 3.96m (10'7" x 13'0" (into bay)

Lounge to Rear - 4.37m x 5m (14'4" x 16'5")

Guest WC

Kitchen/Breakfast Room to Rear - 3.35m x 4.72m (11'0" x 15'6")

Utility Room to Rear - 1.91m x 2.44m (6'3" x 8'0")

Master Bedroom to Side - 3.48m x 4.88m (11'5" x 16'0")

Re-Fitted En Suite Shower Room

Bedroom Two to Rear - 2.74m x 3.68m (9'0" (to wardrobe) x 12'1")

Bedroom Three/Home Office to Front - 3.12m x 2.18m (10'3" x 7'2")

Bedroom Four to Side - 2.64m x 2.74m (8'8" x 9'0")

Bathroom to Front

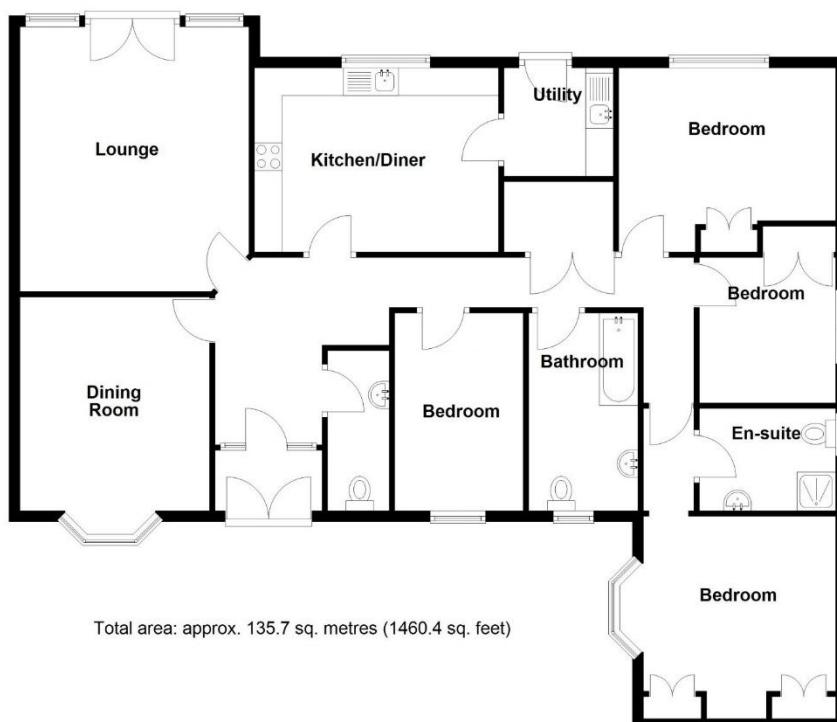
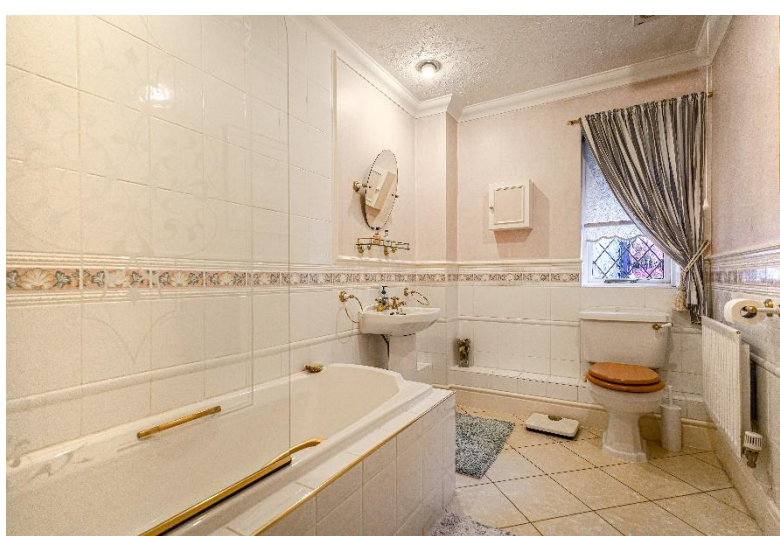
Double Garage - 4.7m x 6.15m (15'5" x 20'2")

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 Nigel Hodges

Current council tax band – G



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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.