



## Woodlea Drive Solihull

- A Very Well Presented Four Bedroom Family Home
- Extended Fitted Kitchen & Re-Fitted En-Suite Shower Room
- Landscaped West Facing Rear Garden
- No Upward Chain & Side Garage

**£825,000**

Current EPC Rating - D  
Current Council Tax Band - F







## Property Description

A very well presented detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, home office, conservatory, extended fitted kitchen, guest W.C, four good size bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, West 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 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

Spacious Lounge to Front 6.3m x 3.96m (20'8" x 13'0")

Dining Room to Rear 3.51m x 3.12m (11'6" x 10'3")

Conservatory 3.89m x 2.97m (12'9" x 9'9")

Home Office to Rear 2.84m x 2.57m (9'4" x 8'5")

Extended Fitted Kitchen to Rear 5.03m x 4.17m (16'6" x 13'8")

Bedroom One to Front 5.13m x 3.73m (16'10" x 12'3")

Bedroom Two to Rear 3.45m x 3.1m (11'4" x 10'2")

Dual Aspect Bedroom Three 4.52m x 3.3m (14'10" x 10'10")

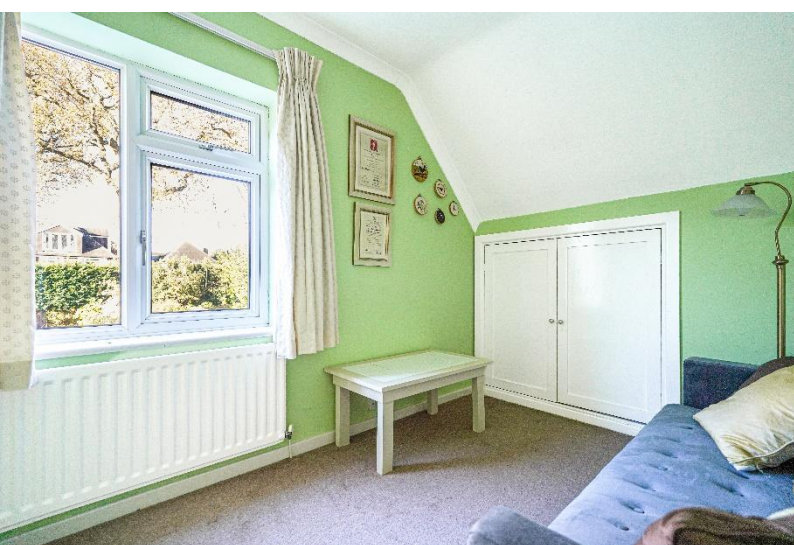
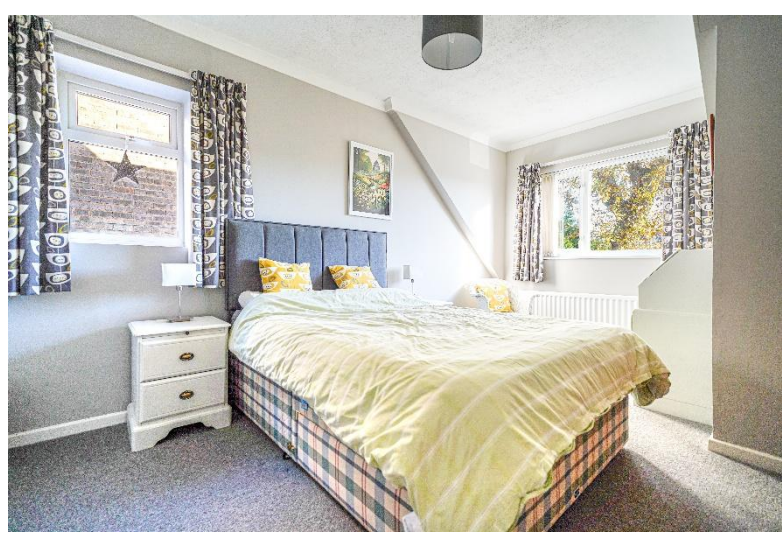
Bedroom Four to Rear 3.12m x 2.31m (10'3" x 7'7")

Side Garage 5.56m x 3.45m (18'3" x 11'4")

### 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 – F





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