



WAVERLEY GROVE, SOLIHULL, B91 1NP
ASKING PRICE OF £975,000



»X Five Bedroom Dormer Detached
 »X Spacious Family Accommodation
 »X In Need Of Some Modernisation

»X Quiet Cul-De-Sac Location
 »X Walking Distance To Solihull Town Centre & Railway Station
 »X Three Reception Rooms

»X Five Bedrooms
 »X Five Bathrooms
 »X Double Garage

PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location off Alderbrook Road, a fantastic opportunity to purchase this spacious five bedroom detached dormer bungalow which must be viewed internally to be appreciated. The property does require some updating and benefits from gas central heating, double glazing and has the added attraction of a large south facing rear garden. Waverley Grove is within easy walking distance of Solihull town centre and railway station and briefly comprises of: entrance hall, living room, dining room, study, breakfast kitchen, utility room, two shower rooms, five bedrooms, one ensuite bathroom, two family bathrooms, double garage and large south facing rear garden.

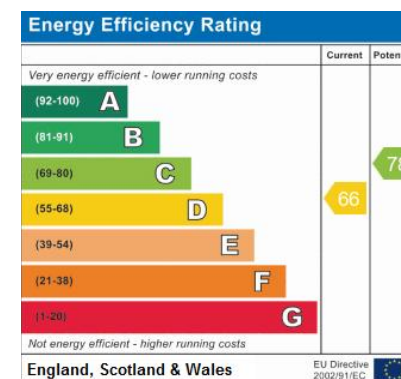
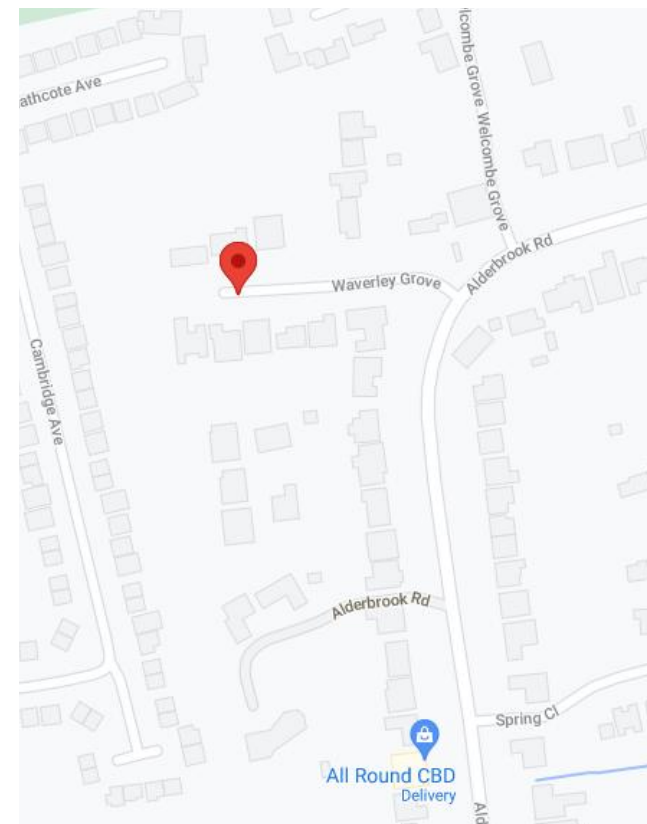
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band F
TENURE	Freehold
SERVICES	Water meter, mains gas, electricity and sewers
BROADBAND	EE
GARDEN	South facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains and fitted wardrobes in three bedrooms



ENTRANCE HALL

LIVING ROOM

21' 3" x 11' 5" (max) (6.50m x 3.48m)

DINING ROOM

19' 8" x 15' 3" (6.00m x 4.65m)

STUDY

11' 10" x 8' 10" (3.62m x 2.70m)

BREAKFAST KITCHEN

17' 3" x 13' 10" (5.28m x 4.23m)

UTILITY

10' 0" x 8' 2" (3.06m x 2.50m)

SHOWER ROOM

9' 4" x 4' 1" (2.86m x 1.26m)

INNER HALL

SHOWER ROOM TWO

7' 6" x 4' 11" (2.31m x 1.51m)

BEDROOM FIVE

15' 5" x 11' 4" (4.72m x 3.47m)

BATHROOM

11' 5" x 11' 2" (3.48m x 3.42m)

FIRST FLOOR

BEDROOM ONE

18' 6" x 10' 4" (5.64m x 3.16m)

BEDROOM TWO

15' 11" x 10' 6" (4.86m x 3.22m)

ENSUITE

BEDROOM THREE

17' 10" x 8' 8" (5.45m x 2.65m)

BEDROOM FOUR

14' 0" x 8' 11" (4.29m x 2.72m)

FAMILY BATHROOM

15' 7" x 5' 1" (4.76m x 1.55m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 7" x 4' 4" (5.67m x 1.34m)

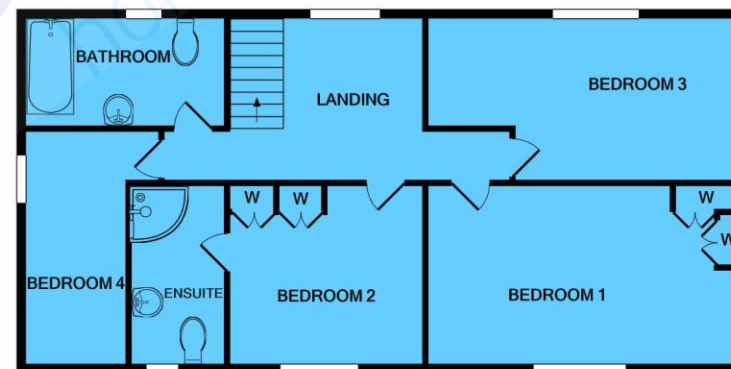
LARGE SOUTH FACING REAR GARDEN







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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