



Widney Manor Road, Solihull

Offers Over £975,000

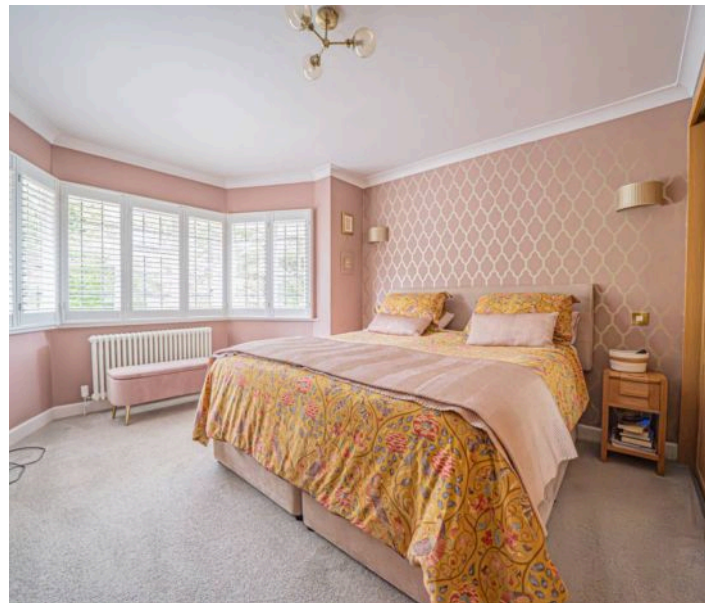
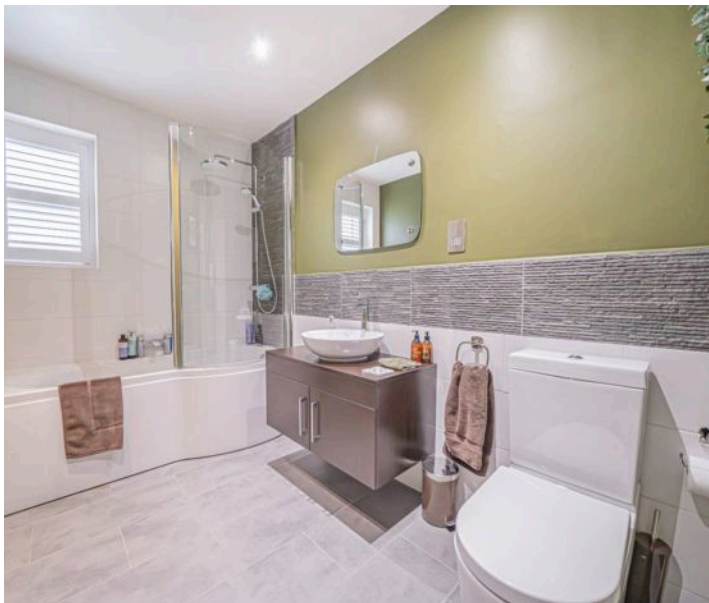




PROPERTY OVERVIEW

Nestled in a prime location just a short distance from the Town Centre and within walking distance to Widney Manor Train Station, this beautifully presented 1930s four-bedroom detached family home exudes charm and elegance. Boasting traditional features and character throughout, the property is set over three floors, offering ample space for comfortable family living.

Step inside the welcoming entrance hallway, setting the tone for the rest of the property. The ground floor features a large open plan kitchen / dining room, providing excellent views of the rear garden and an abundance of natural light. There are three spacious reception rooms, including a formal dining room, a living room and a conservatory overlooking the garden. A practical utility room and a double garage add to the convenience of the layout.



Moving upstairs, the first floor accommodates three double bedrooms, with the principal bedroom boasting a large en-suite and fitted storage. A family bathroom serves the remaining bedrooms. Ascend to the second floor to discover a superb double bedroom with a spacious en-suite and the added benefit of a large storage room.



Outside, the property delights with a beautifully maintained rear garden featuring a large patio seating area, ideal for outdoor relaxation or entertaining. A driveway provides parking for multiple vehicles, adding to the property's convenience and accessibility.

In conclusion, this meticulously maintained family home offers a perfect blend of character, space, and functionality in a sought-after location. Don't miss the opportunity to make this property your new home.

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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold





- Four Bedroom Detached Family Home
- Within The Tudor Grange Academy Catchment
- Walking Distance To Town Centre & Widney Manor Station
- Full Of Traditional Features & Charm
- Open Plan Kitchen / Dining Room
- Two Large Reception Rooms & Conservatory
- Four Double Bedrooms, Air Conditioning To Second Floor Bedroom
- Family Bathroom & Two En-Suites
- South West Facing Well-Maintained Rear Garden
- Driveway & Double Garage

ENTRANCE HALLWAY

WC

DINING ROOM

15' 0" x 12' 4" (4.58m x 3.75m)

LIVING ROOM

22' 8" x 13' 8" (6.92m x 4.17m)

CONSERVATORY

13' 8" x 12' 6" (4.17m x 3.80m)

KITCHEN / DINING ROOM

22' 8" x 14' 5" (6.92m x 4.39m)

UTILITY ROOM

9' 0" x 6' 0" (2.74m x 1.82m)

INTEGRAL DOUBLE GARAGE

22' 1" x 15' 11" (6.74m x 4.86m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 6" x 12' 6" (4.72m x 3.82m)

ENSUITE

13' 9" x 6' 5" (4.19m x 1.95m)

BEDROOM TWO

17' 6" x 11' 11" (5.34m x 3.63m)

**BEDROOM THREE**

10' 10" x 10' 0" (3.31m x 3.06m)

BATHROOM

10' 5" x 6' 0" (3.18m x 1.83m)

SECOND FLOOR**BEDROOM FOUR**

22' 10" x 13' 3" (6.96m x 4.05m)

ENSUITE

10' 10" x 6' 7" (3.31m x 2.01m)

STORAGE ROOM**TOTAL SQUARE FOOTAGE**

226.4 sq.m (2437 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****PATIO SEATING AREA**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all blinds, all shutters, fitted wardrobes in three bedrooms, garden shed, greenhouse, electric garage door and a 2022 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

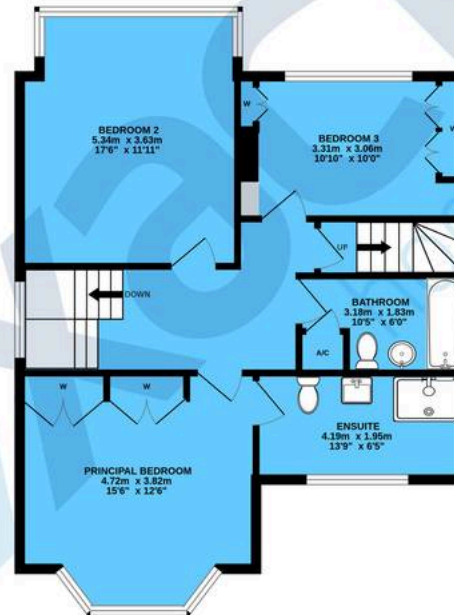
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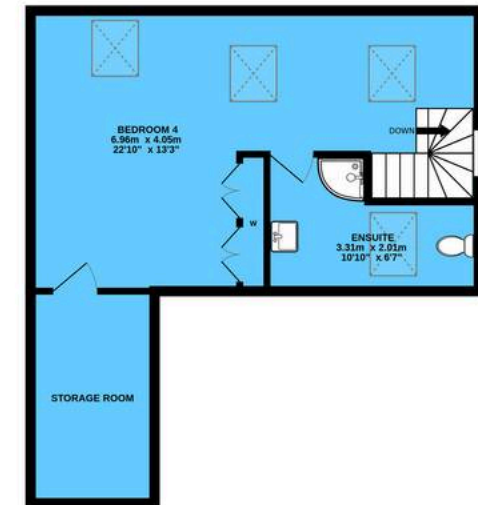
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 226.4 sq.m. (2437 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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