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Wellington Grove

Solihull, B91 1EA

Offers Over £550,000



Council Tax: E



10 Wellington Grove

Solihull, B91 1EA

Offers Over £550,000



This generously proportioned & extended home is situated in a cul de sac, a short distance from Solihull town centre.

This well maintained home comprises; porch into reception hallway, with stairs rising to the first floor landing & access into the living room & kitchen/diner.

The kitchen has been extended, enjoys a garden outlook & offers a range of base & wall units with quartz worksurfaces, sink & drainer, a range style 5 ring hob & oven, extractor & space for white goods & appliances. From the kitchen are doors out to the rear garden as well as access into the dining room & utility room. The utility has a useful W.C, gives access from the front to the rear garden & has space for further white goods.

From the dining room are doors out to the rear garden & the room itself has a feature fireplace. The lounge also has a feature fireplace & a bay window. To the first floor, the landing gives access to all four bedrooms & the family bathroom, with the main bedroom having an en-suite shower room, complete with W.C & vanity wash basin.

The family bathroom has a four piece white suite to include a bath, separate shower, W.C & pedestal wash basin.

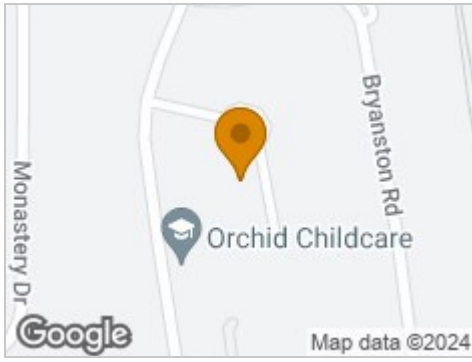
Externally, there is a driveway providing parking for multiple vehicles & a garage with an up & over door & courtesy access into the utility.

Gardens are established, fenced & enclosed with side access via the utility. It is mainly laid to lawn with a patio area & planted borders.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as boutique shops. Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from.



Road Map



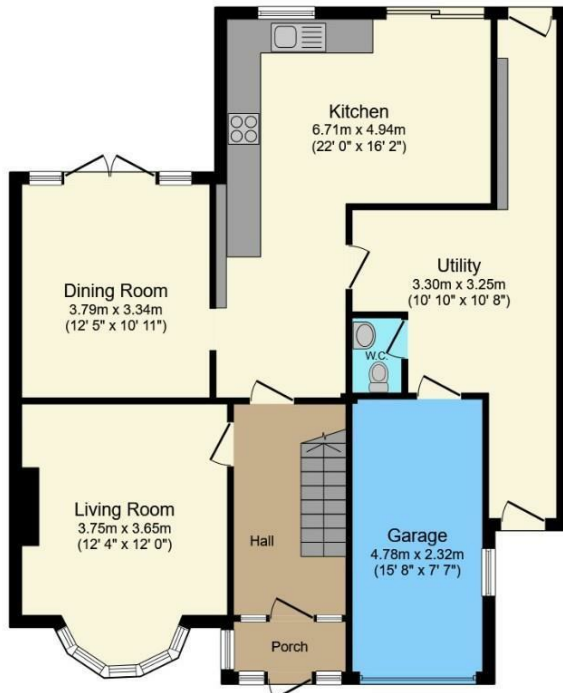
Hybrid Map



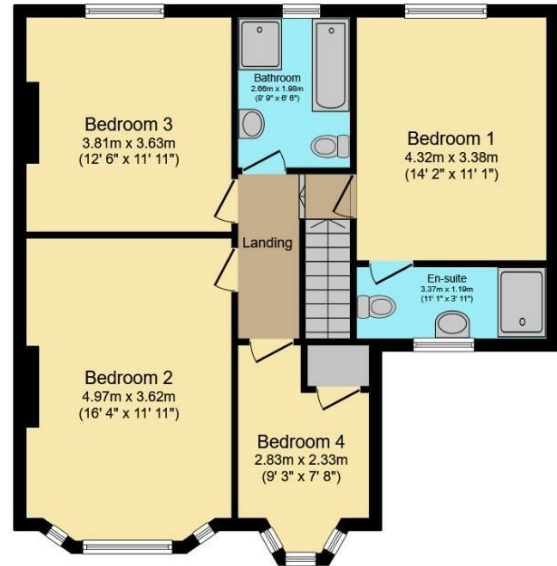
Terrain Map



Floor Plan



Ground Floor



First Floor

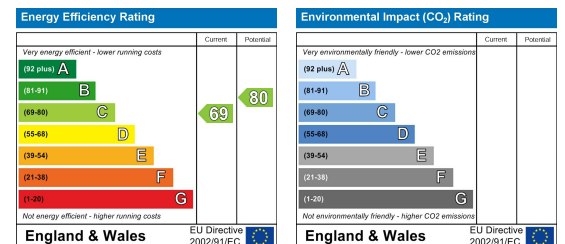
Total floor area 166.7 sq.m. (1,795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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