



**HUNTERS®**

HERE TO GET *you* THERE

71 Wellsford Avenue, Solihull, B92 8HA



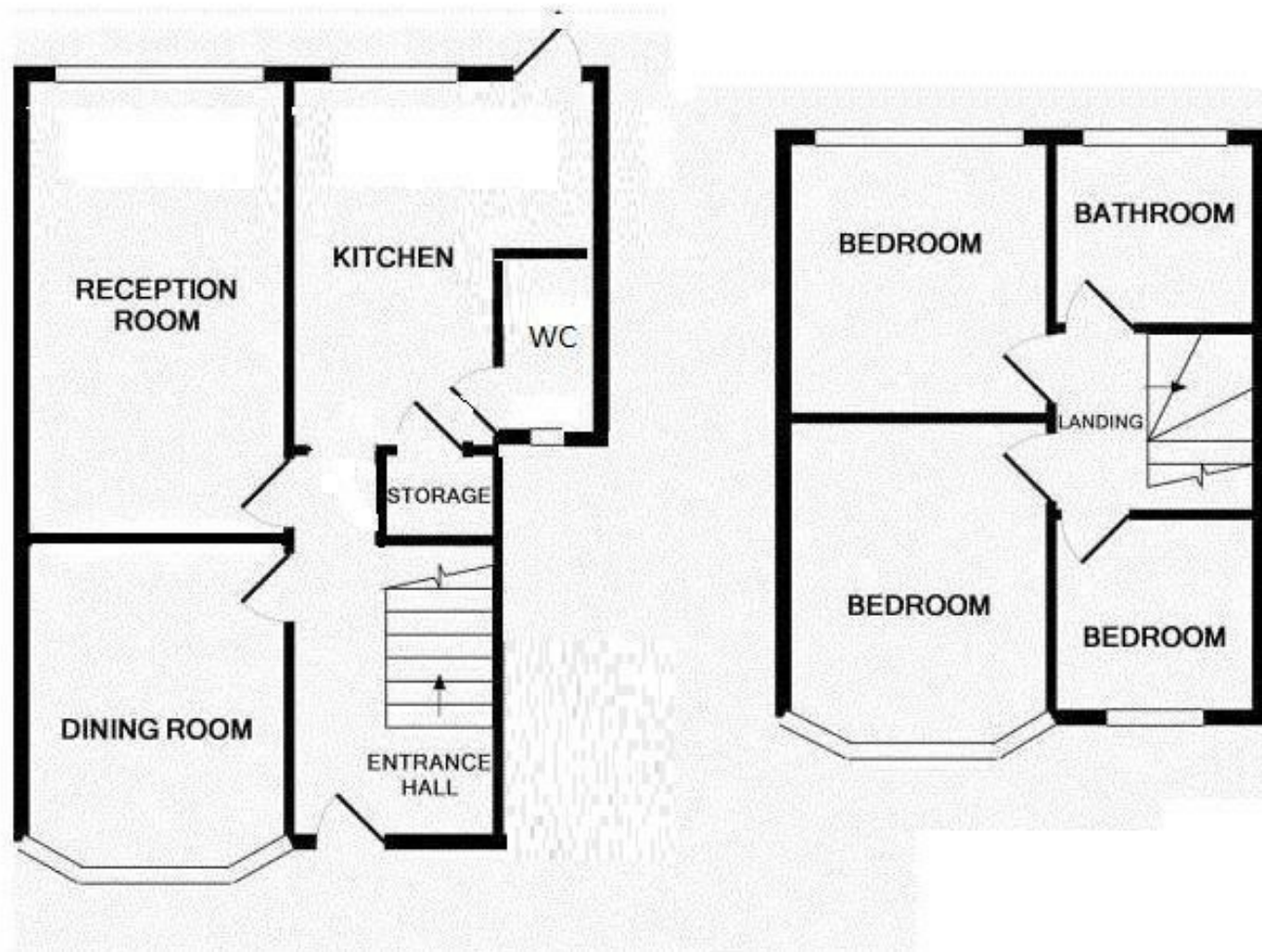
# 71 Wellsford Avenue, Solihull, B92 8HA

## Guide Price £300,000

Located in Wellsford Avenue, Solihull, this delightful semi-detached house offers a perfect blend of comfort and modern living. Having two double and one single bedroom together with family bathroom, this property is ideal for families.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The extended kitchen features contemporary fittings. The property also boasts a convenient downstairs guest WC, adding to the practicality of the home. Outside, the property benefits from rear garden with Astrotuf and access to garage at rear.

The location in Solihull is highly sought after, known for its excellent schools, parks, and local amenities, making it a fantastic place to call home. This semi-detached house on Wellsford Avenue is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed home. Don't miss the chance to make this property your own.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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**BRIEF DESCRIPTION**

Conveniently situated within easy access of Solihull town centre and main commuter routes including the M42 & A45. This well presented three bedroom semi-detached property has recently been redecorated throughout with new carpets and flooring.

**APPROACH**

The property stands back from the road behind a pebble dash driveway, providing off-road parking and pathway leading to entrance with UPVC double glazed doors leading into:

**ON THE GROUND FLOOR**

**PORCH**

Having UPVC double glazed windows and door leading through to:

**ENTRANCE HALLWAY**

Having laminate wooden flooring, central heating radiator, stairs leading to first floor accommodation and doors leading off to:

**DINING ROOM (front)**

11'6" into bay x 9'8"

Having UPVC double glazed bay window to the front elevation and central heating radiator.

**EXTENDED LOUNGE (rear)**

19'9" x 9'8"

Having UPVC double glazed windows to the rear elevation, two central heating radiators and UPVC double glazed doors leading out to the rear garden patio area.

**EXTENDED L-SHAPED KITCHEN (rear)**

15'5" x 8'2"

Having a range of base and wall mounted units with work surface over, stainless steel sink unit with mixer tap, tiling to splash prone areas, breakfast bar, integrated four ring hob and Hotpoint oven with extractor over, plumbing for washing machine, UPVC double glazed window to the rear elevation, under stairs storage, central heating radiator, tiled flooring, UPVC double glazed door leading out to the rear garden patio area. The Vokera Syntesi 25e central heating boiler is located in a kitchen cupboard, was installed within the last few weeks and has a one year warranty.

**GUEST WC (front)**

Having low flush WC, corner wash hand basin with tiled splash backs, tiled flooring, extractor fan, central heating radiator and obscure UPVC double glazed window to the front elevation.

**ON THE FIRST FLOOR**

**LANDING**

Having laminate wooden flooring, access to the roof space, obscure UPVC double glazed window to the side elevation and doors leading off to:

**BEDROOM 1 (rear)**

12'7" x 9'6"

Having central heating radiator and UPVC double glazed window overlooking rear garden.

**BEDROOM 2 (front)**

12'0" x 7'6" (into fitted wardrobes)

Having UPVC double glazed bay window overlooking front garden, central heating radiator and fitted wardrobes with useful shelving.

**BEDROOM 3 (front)**

6'5" x 5'4"

Having UPVC double glazed window to front elevation and central heating radiator.

**FAMILY BATHROOM (rear)**

Having panelled bath unit with shower head over, pedestal hand wash basin, low flush WC, tiling to splash prone areas, heated towel rail/radiator and obscure UPVC double glazed window to the rear elevation.

**OUTSIDE**

**REAR GARDEN**

Having Astroturf with fencing to perimeter, decking area and pathway leading to rear shed and garage which is access from the back.

**GENERAL INFORMATION**

**COMMITTED BUYER PROCESS**

This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to make payment of a non-refundable fee of £996.00 including VAT (in addition to the final negotiated selling price). This will secure the transaction, and the property will be taken off the market. As part of this fee, the buyer will receive a legal pack for the property (includes copy of register, title plan, searches, TA6, TA10) and £200 service credits for conveyancing, survey and removals via GOTO Group - see gotogroup.co.uk or email committedbuyer@gotogroup.co.uk for more information.

**TENURE**

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

**COUNCIL TAX BAND**

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band C.

**SERVICES**

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

**REFERRAL FEES**

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

**FIXTURES & FITTINGS**

Only those items mentioned in these sales particulars will be included in the sale of the property.

**GENERAL**

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

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