



51 WOODLEA DRIVE, SOLIHULL, B91 1PQ

ASKING PRICE OF £610,000

EPC: D Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Extended Detached Family Residence
- Three Double Bedrooms
- Further Scope for Development (STPP)
- Prime Solihull Location
- Spacious Lounge & Dining Room
- Garage & Driveway
- Breakfast Kitchen
- Modern Double Glazing



A fantastic opportunity to acquire a three double bedroom extended detached family residence situated in a prime Solihull location. The property benefits from having modern double glazing, gas central heating and has further scope for development (STPP). The excellent living accommodation briefly comprises; enclosed entrance porch, spacious lounge, extended dining room with sitting area, breakfast kitchen, rear hall/laundry guest cloakroom/wc, first floor landing, three double bedrooms, family bathroom/wc, fore garden, driveway, garage and good size rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

SPACIOUS LOUNGE 21' 10" x 12' 9" (6.65m x 3.89m)

EXTENDED DINING ROOM WITH SITTING AREA 24' 11" x 13' 1" max (7.59m x 3.99m)

BREAKFAST KITCHEN 12' 8" x 10' 8" (3.86m x 3.25m)

REAR HALLWAY/LAUNDRY
GUEST CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE 14' 4" x 11' 3" (4.37m x 3.43m)

BEDROOM TWO 14' 4" x 9' 10" (4.37m x 3m)

BEDROOM THREE 10' 10" max x 10' 3" max (3.3m x 3.12m)

FAMILY BATHROOM/WC

FORE GARDEN

DRIVEWAY

GARAGE 15' 9" x 8' 10" (4.8m x 2.69m)

GOOD SIZE ENCLOSED REAR GARDEN



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.
This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

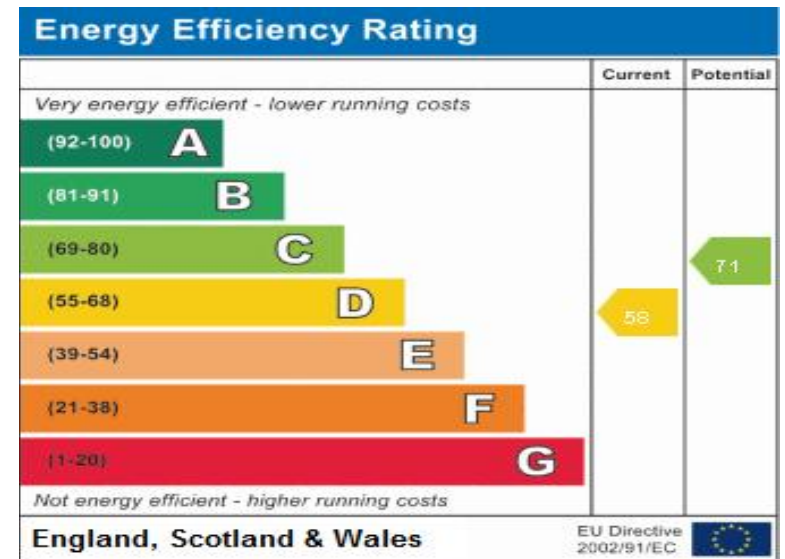




Approx. Gross Internal Floor Area 1712 sq. ft. (159.05 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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