

63 Wichnor Road

Solihull, B92 7QA





THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE

- Exceptional Semi Detached
- Traditional Style
- Three Bedrooms
- Tastefully Presented/Modernised
- Bay Windows/Patio Doors
- Attractive Fully Fitted Breakfast Kitchen
- Two Bathrooms/WC
- Forecourt Parking
- Delightful Enclosed Rear Garden
- Viewing Is Essential

ACCOMMODATION

An exceptionally well presented and tastefully modernised three bedroom traditional style semi detached residence situated in a popular and convenient residential suburb of Solihull. Benefitting from double glazing and central heating. The Accommodation briefly comprises: Double glazed entrance porch, reception hallway, attractive through lounge and dining room with patio doors, stunning modern fully fitted breakfast kitchen with built in appliances, side passage, small utility area, ground floor shower room/wc, first floor landing, three bedrooms and family bathroom/wc. To the front is a substantial block paved forecourt drive. To the rear is a fabulous good size endosed garden, manly laid to lawn with herbaceous borders and two patio areas. Highly recommended.



ENCLOSED ENTRANCE PORCH

Double glazed.

RECEPTION HALL

Stairs off.

THROUGH LOUNGE

27' 2" x 9' 9" (8.28m x 2.97m) Bay window to front, patio doors to rear. Inset feature flame affect heater.

BREAKFAST KITCHEN

16' 8" max x 8' 9" (5.086m x 2.675m) A stunning space with modern fitted base and wall cupboard units, composite Minerva work surfaces, inset induction hob, extractor hood over, split level built-in oven and grill, built-in fridge freezer, breakfast bar, feature copper finished sink unit, store cupboard and side access walkway. Utility area.

GROUND FLOOR SHOWER ROOM/WC

Shower cubicle with gas powered shower, pedestal wash hand basin and low level flush wc.

FIRST FLOOR LANDING

BEDROOM ONE (FRONT)

13' 3" x 9' 9" (4.04m x 2.97m)

BEDROOM TWO (REAR)

15' 10" x 9' 9" (4.839m x 2.974m)

BEDROOM THREE (REAR)

11' 5" x 5' 8" (3.483m x 1.738m)
Currently used as an office/study.

BATHROOM/WC

9' 10" x 5' 7" (3.009m x 1.713m)
Floor to ceiling tiling. Panelled bath with shower over and screen, pedestal wash hand basin and low level wc.

OUTSIDE FRONT

Wide frontage block paved forecourt parking.

REAR

A good size attractive fence enclosed garden, laid to lawn with two fabulous welsh slated patio areas. Well stocked border areas with a variety of plants and shrubs.





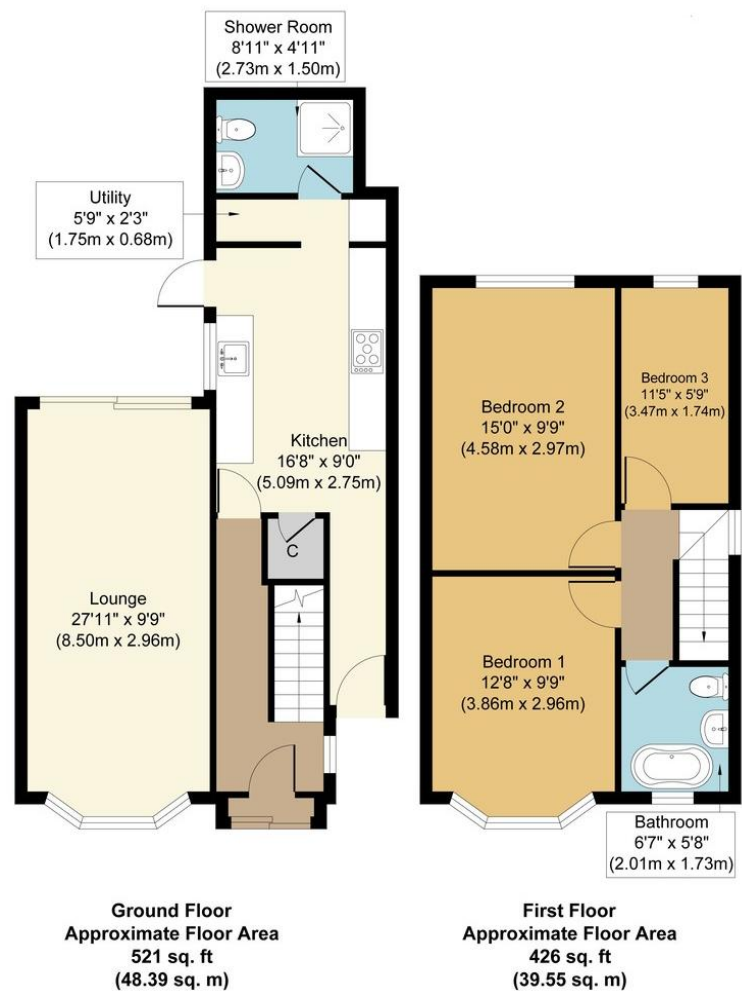




Asking Price Of £315,000

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)

Ruxton Independent Estate
Agents & Valuers LLP
6 The Square, Solihull
B91 3RB
0121 704 0100



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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		