



Wellsford Avenue, Solihull

burchell
edwards

Wellsford Avenue, Solihull B92 8HA

for sale offers over
£325,000



Property Description

Step into this inviting home on Wellsford Avenue, Solihull - a delightful semi-detached house that will capture your heart! This property features a spacious living room, as well as a kitchen/diner. With three bedrooms, there's plenty of room for everyone to enjoy their own space.

A standout feature of this lovely home is the conservatory, offering a bright and airy space to relax and take in the views of the beautiful garden.

Parking is an ideal with space for three vehicles, and the garage adds an extra layer of security for your belongings. Boasting a total of 1091 sq ft.

Don't let this opportunity slip away - schedule a viewing today and immerse yourself in the warmth and comfort that Wellsford Avenue has to offer!

Entrance Porch

Double glazed doors to front elevation and single glazed door into:

Entrance Hallway

Central heating radiator and storage housing gas and electric meters.

Lounge

24' 9" x 9' 11" (7.54m x 3.02m)

Double glazed bay window to front elevation, central heating radiator and double glazed door to conservatory.

Kitchen

11' 3" x 9' 4" (3.43m x 2.84m)

Double glazed window, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, fridge freezer and tiling to splash prone areas.

Utility Room

12' x 7' 6" (3.66m x 2.29m)

Doors to garden and garage, sink with drainer unit and washing machine.

Conservatory

9' 9" x 10' 7" (2.97m x 3.23m)

Double glazed windows to all elevations, door to garden, ceiling fan and tiled flooring.

Landing

Double glazed obscure window and loft access.

Bedroom One

11' 4" x 9' 9" (3.45m x 2.97m)

Double glazed bay window, central heating radiator, walk in fitted storage and freestanding storage wardrobes.

Bedroom Two

12' 4" x 9' 5" (3.76m x 2.87m)

Double glazed window, central heating radiator and freestanding storage wardrobe.

Bedroom Three

12' 9" x 7' 10" wall to wardrobe (3.89m x 2.39m wall to wardrobe)

Double glazed window, central heating radiator and freestanding storage wardrobe.

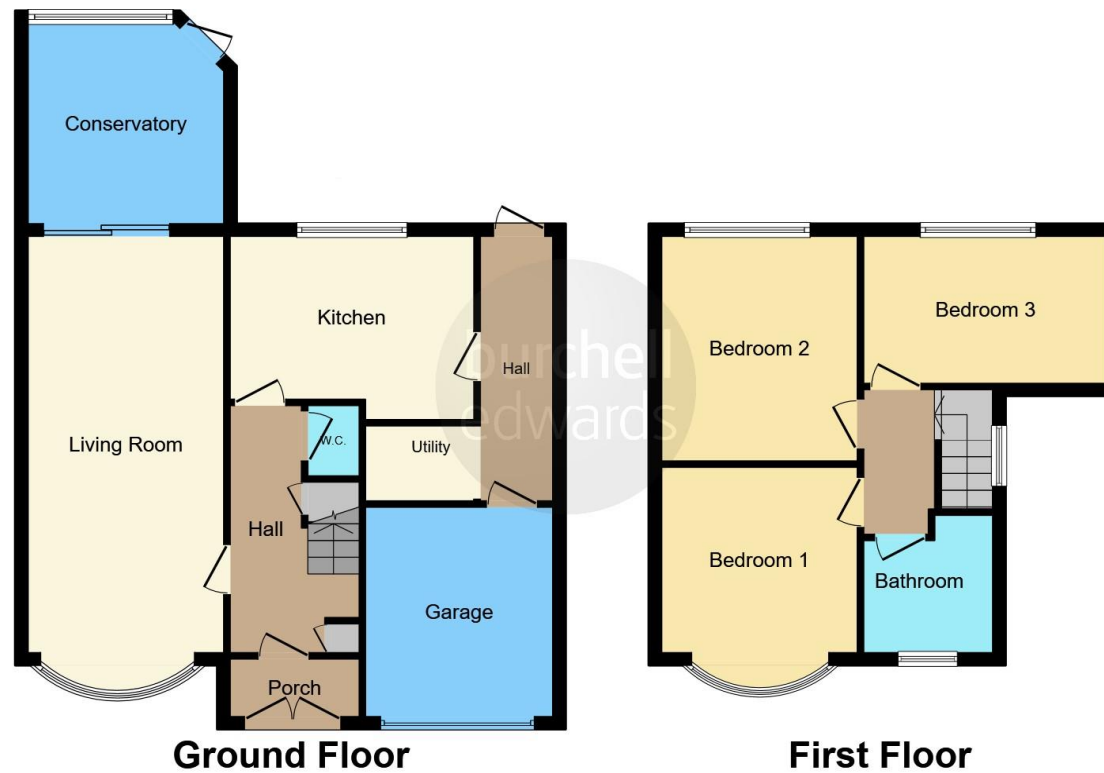
Bathroom

Double glazed obscure window, W.C, wash hand basin, bath with electric shower over, extractor fan and tiling to walls.









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). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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