



Wellsford Avenue, Solihull

**burchell
edwards**

Wellsford Avenue, Solihull, B92 8HA

for sale offers over
£325,000



Property Description

A traditional style much improved and extended, three bedroom semi detached property in a sought after location of Solihull. Accommodation comprises entrance hallway, lounge, extended fitted kitchen (open plan into dining room), guest WC, and utility. First floor we have three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, south facing rear garden and no upward chain. A fantastic home that is ready to move into.

Approach

Driveway providing off road parking.

Entrance Hallway

Double glazed door to front elevation, central heating radiator, engineered oak flooring, stairs to first floor accommodation, built in under stairs storage cupboard and all doors off.

Lounge

8' 8" x 12' 5" into bay (2.64m x 3.78m into bay)
Double glazed bay window to front elevation, engineered oak flooring, central heating radiator.

Kitchen/ Diner

14' 9" max x 19' 7" max (4.50m max x 5.97m max)
L shaped room. Double glazed window to rear elevation, double glazed patio doors to rear elevation, a range of wall and base units with quartz work surface, with drainers, over incorporating an undermounted sink, built in cooker, gas hob and extractor, built in dishwasher, space for appliances, tiled flooring, two central heating radiators, working gas fire place and wired ethernet to rear family room.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, heated towel rail and tiled flooring.

Utility Room

Door to rear elevation, space and plumbing for washing machine and tumble dryer, space for appliances.



Landing

Double glazed window to side elevation, loft access via hatch and all doors off.

Bedroom One

9' 6" x 10' plus bay (2.90m x 3.05m plus bay)
Double glazed bay window to front elevation, central heating radiator and wired ethernet.

Bedroom Two

9' 8" x 12' max (2.95m x 3.66m max)
Double glazed window to rear elevation, central heating radiator and wired ethernet.

Bedroom Three

5' 8" x 7' 4" (1.73m x 2.24m)
Double glazed window to front elevation and central heating radiator and wired ethernet.

Bathroom

Double glazed window to rear elevation, panelled bath, W.C, wash hand basin with vanity unit, central heating radiator, tiled flooring and fully tiled walls.

Loft Space

Boarded.

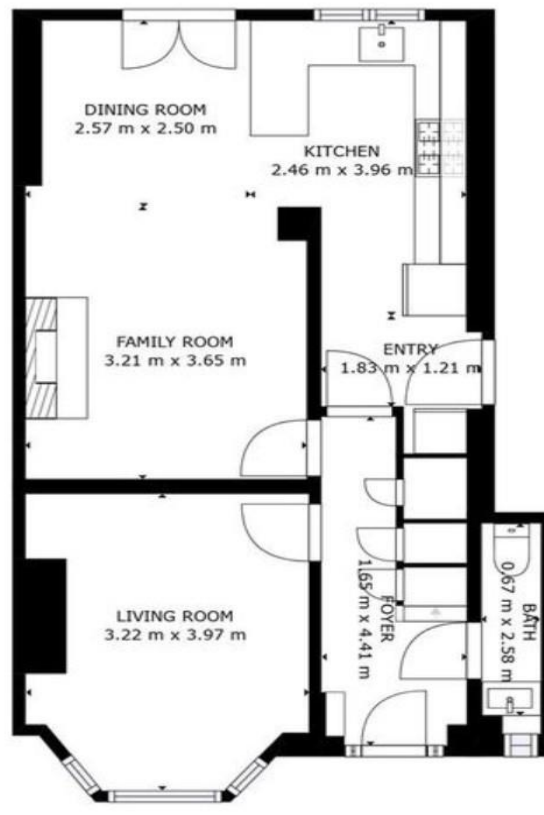
Rear Garden

South facing rear garden with gate to rear, fencing to all boundaries, paved patio area and laid to lawn.

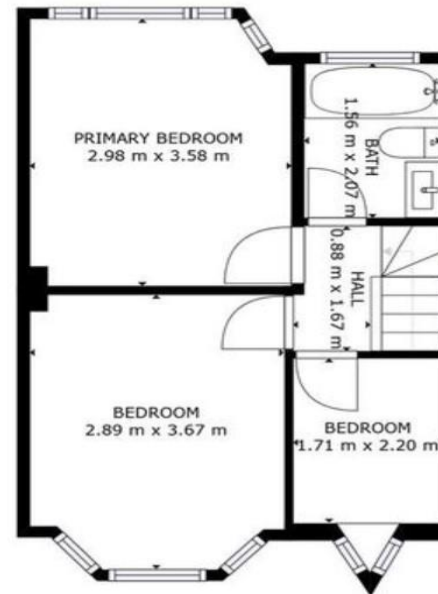








FLOOR 1



FLOOR 2

To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL208200



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