



Wellsford Avenue, Solihull

**burchell
edwards**



Property Description

A traditional style three bedroom semi detached property in a sought after location of Solihull. Accommodation comprises entrance hallway, lounge, fitted kitchen (open plan into dining room) and utility. First floor we have three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, and no upward chain. A fantastic home that is ready to move into. Perfect for FIRST TIME BUYERS OR INVESTORS!!! CALL NOW BEFORE IT IS TOO LATE ON 0121 742 1725!!!!

Entrance Hallway

Wooden door to front elevation, stairs to first floor accommodation, central heating radiator and gas meter.

Lounge

11' 6" into bay x 9' 7" into recess (3.51m into bay x 2.92m into recess)
Double glazed bay window to front elevation and central heating radiator.

Kitchen

15' 3" x 12' 10" (4.65m x 3.91m)
Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted electric hob and oven, laminate flooring, central heating radiator, tiling to splash prone areas and electric meter housed.

Utility Room

19' 8" x 3' 7" (5.99m x 1.09m)
Tiled flooring, central heating boiler housed, space and plumbing for washing machine.



Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

12' 8" into bay x 9' 7" into recess (3.86m into bay x 2.92m into recess)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 7" x 5' 3" (2.01m x 1.60m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with electric shower, central heating radiator, tiled flooring and tiling to splash prone areas.

Front Garden

Pebbled driveway providing off road parking.

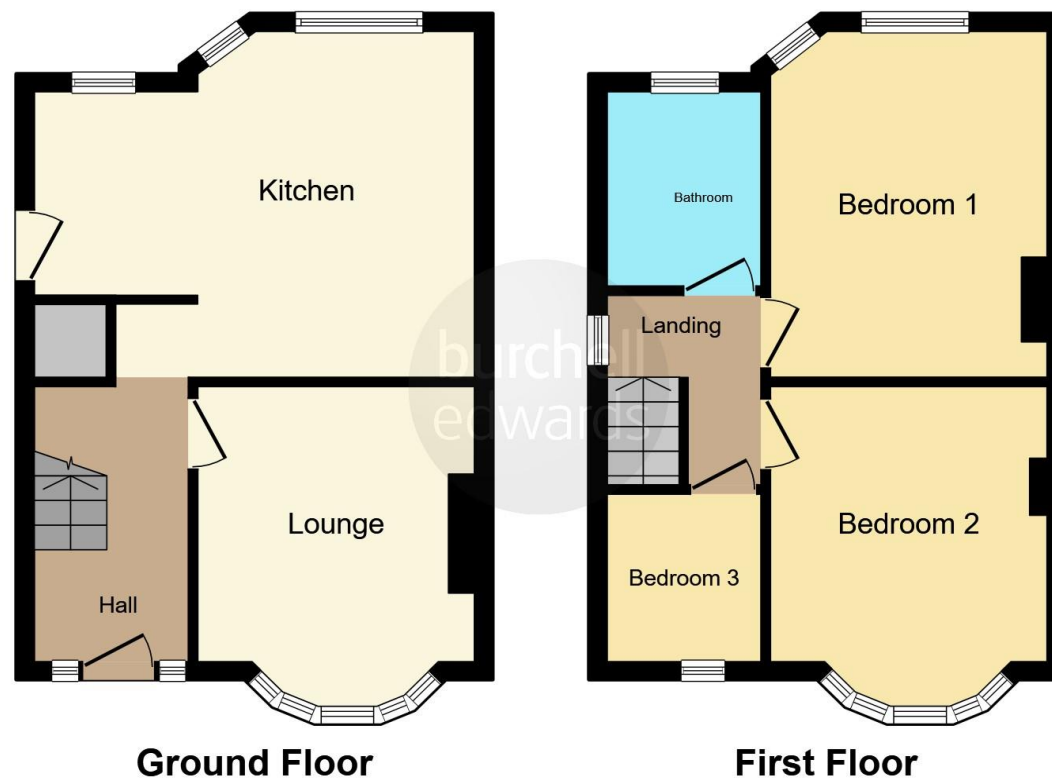
Rear Garden

Laid to lawn, slabbed patio, storage shed and fencing to all boundaries.









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

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211203



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