



Wolverley Road, Solihull

burchell
edwards



Property Description

A traditional style three bedroom semi detached property, situated within a popular location of Solihull. Accommodation comprises entrance hallway, through lounge, kitchen with island, utility and guest WC. First floor has three bedrooms and shower room. Property further benefits from double glazing, gas central heating, off road parking, rear garden and no upward chain. This is a fantastic purchase.

Approach

Driveway providing off road parking.

Entrance Hallway

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

Through Lounge

26' 1" into bay x 11' 4" into recess (7.95m into bay x 3.45m into recess)

Double glazed double opening doors to rear elevation, double glazed bay window to front elevation, feature fire and surround with space for inset electric fire, two central heating radiators.

Kitchen

11' 2" min x 9' 11" (3.40m min x 3.02m)

Double glazed windows to rear and side elevations, access to lobby, a range of wall and base units with work surface over incorporating a sink with drainer unit, central island with central heating radiator, space and connections for gas cooker with extractor over, tiling to splash prone areas and central heating boiler housed.

Lobby

Two double glazed doors to side elevation, double glazed window to side elevation and door into utility room.

Utility Room

7' 11" x 6' 2" (2.41m x 1.88m)

Double glazed window to side elevation, space for appliances, space and plumbing for washing machine, sink with drainer unit, door into guest w.c.

Guest W.C

Double glazed window to rear elevation and W.C.

Landing

Double glazed windows to front and side elevations, loft access via hatch and all doors off.

Bedroom One

11' 1" x 9' 7" to wardrobe (3.38m x 2.92m to wardrobe)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom Two

9' 8" x 10' 3" to wardrobe (2.95m x 3.12m to wardrobe)

Two double glazed windows to front elevation, central heating radiator, built in wardrobe.

Bedroom Three

6' 11" x 9' 11" (2.11m x 3.02m)

Double glazed window to rear elevation, central heating radiator.

Shower Room

Double glazed window to side elevation, W.C, wash hand basin with vanity unit, heated towel rail, shower cubicle, tiling to splash prone areas, airing cupboard, tiled flooring.

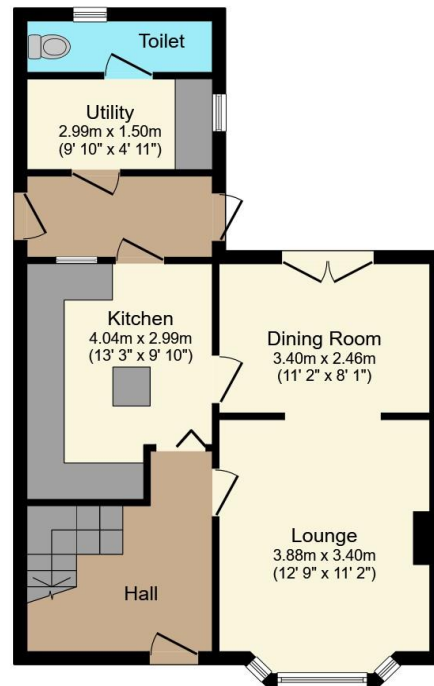
Rear Garden

Mainly laid to lawn, paved patio area, fencing to all boundaries.

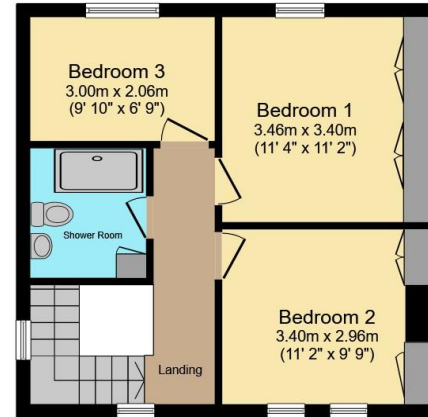








Ground Floor



First Floor

Total floor area 95.5 m² (1,028 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211301



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