



Welham Croft
Shirley Solihull





Property Description

This large family house has been extended and modernised throughout. Benefiting from: entrance hallway; downstairs cloakroom; front lounge; rear diner; conservatory; kitchen/snug with island; utility room; large landing with storage space; four double bedrooms; one good size single; family bathroom; two ensembles; double garage; front driveway; and landscaped rear garden.

Located minutes drive to Solihull Town Centre with all its amenities including Touchwood Shopping Centre. Widney Manor train station is a short walk away.

Approach

Two car driveway and large grass area to front with mature trees.

Entrance Hallway

Double glazed door to front aspect and central heating radiator.

Cloakroom

Double glazed window to front aspect, hand wash basin, WC, tiled and hot towel rail.

Lounge

16' 10" x 11' 5" (5.13m x 3.48m)
Double glazed window to front aspect, gas fireplace, TV points and central heating radiator.

Dining Room

13' 11" x 8' 9" (4.24m x 2.67m)
Double glazed patio doors to rear aspect and central heating radiator.

Kitchen/snug

24' x 14' (7.32m x 4.27m)
Double glazed window to rear aspect, double glazed patio doors to rear aspect, fitted kitchen with a range of wall and base units with work surfaces over, gas range oven & hob, cooker hood, integrated dishwasher,

integrated microwave, freestanding double fridge, Island with storage, TV points and two central heating radiators.

Utility Room

5' x 5' 1" (1.52m x 1.55m)
Wall and base units with work surfaces over. plumbing for washing machine and space for dryer,

Conservatory

10' 11" x 13' (3.33m x 3.96m)
UPVC construction, double glazed windows to rear and side aspects, double glazed patio doors to side aspect, lights and ceiling fan.

Landing

15' x 9' (4.57m x 2.74m)

Storage cupboards and loft access.

Bedroom One

13' 11" x 11' (4.24m x 3.35m)

Two double glazed windows to front aspect, built in wardrobes, central heating radiator and walk through changing area with wardrobe leading to:

Ensuite

Double glazed window to front aspect, shower cubicle, hand wash basin, WC, extractor fan, fully tiled and hot towel rail.

Bedroom Two

16' into recess x 10' 11" (4.88m into recess x 3.33m)

Double glazed window to front aspect, built in wardrobes and central heating radiator.

Ensuite

Double glazed window to side aspect, shower cubicle, hand wash basin, WC and hot towel rail.

Bedroom Three

11' x 12' (3.35m x 3.66m)

Double glazed window to rear aspect, built in wardrobes and central heating radiator.

Bedroom Four

11' x 7' 11" (3.35m x 2.41m)

Double glazed window to rear aspect and central heating radiator.

Bedroom Five

8' x 6' (2.44m x 1.83m)

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

Garage

15' x 16' (4.57m x 4.88m)

Single glazed door to side aspect, up and over garage door, power and lights.

Garden

Patio and seating area leading to lawn. Planting areas with mature shrubs and trees to sides and rear. Water feature.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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Tenure: Freehold

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