



Widney Manor Road
Solihull





Property Description

This family home sits in the heart of Solihull. Within walking distance to Solihull Town Centre benefiting from excellent amenities including Solihull train station, Touchwood Shopping Centre and an abundance of shops and restaurants.

Excellent connectivity with nearby public transport links and within minutes walk to a bus stop. Motorway access is a short drive away with easy links onto M42/M40/M6. NEC & Blythe Valley Business Park being very close.

Also benefiting from some fantastic primary and secondary school catchments.

This character detached bungalow offers lots of scope to extend and develop (STPP).

Comprising of: gated entrance; large front driveway; entrance hallway; triple aspect lounge; separate dining room; separate study; fitted kitchen; family shower room; double master bedroom; double second bedroom with ensuite (leading from study); double third bedroom; spacious rear garden with seating area and planting area.

This is a must view to fully appreciate size and condition.

Approach

Gated entrance with large tarmac driveway to front. Planting areas with mature shrubs and trees.

Entrance Hallway

Double glazed door to front aspect, double glazed window to front aspect, storage cupboard and central heating radiator.

Lounge

14' 8" x 18' (4.47m x 5.49m)
Double glazed windows to front side and rear aspects, gas fireplace, TV point and central heating radiator

Dining Room

9' 9" x 15' 8" (2.97m x 4.78m)
Double glazed window to front aspect and central heating radiator.

Study

8' 2" x 11' 6" (2.49m x 3.51m)
Double glazed patio doors to rear aspect and central heating radiator.

Kitchen

.12' 7" x 12' 8" (3.84m x 3.86m)
Double glazed window to front aspect, fitted kitchen with a range of wall and base units with works surfaces over, sink and drainer, electric oven, gas hob with cooker hood over., space for fridge freezer, integrated washing machine and central heating radiator.

Utility Room

Double glazed door to side aspect, wall and base units and sink and drainer.

Bedroom One

14' x 12' 2" (4.27m x 3.71m)

Double glazed window to rear aspect and central heating radiator.

Bedroom Two

8' 2" x 9' 8" (2.49m x 2.95m)

Double glazed window to rear aspect and central heating radiator.

Ensuite

Double glazed window to rear aspect, bath, hand wash basin and WC.

Bedroom Three

9' 8" x 12' 1" (2.95m x 3.68m)

Double glazed window to rear aspect and central heating radiator.

Family Shower Room

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

Garden

Large block paved patio and seating area. Spacious lawn across rear of house and planting areas at the back.









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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EPC Rating: D

Tenure: Freehold

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