



Woodfield Road
Solihull





Property Description

Freehold house already extended and offers further scope to extend and develop (STPP).

Being in the desirable B91 postcode and located in the heart of Solihull this fantastic family home offers practicality and convenience to the modern family. Benefiting from nearby public transport including bus stop on the road. Easy access onto M42.

Comprising of: large driveway to front, entrance porch, entrance hallway, front dining room, rear lounge, extended kitchen with island, separate utility, guest WC, lean to walk through, garage, landing, four bedrooms, master ensuite and family bathroom.

Property benefits from gas central heating and double glazing throughout.

Front Garden

Tarmac driveway with off road parking.

Entrance Porch

Double glazed door to front elevation and double glazed windows to front and side elevations.

Entrance Hallway

Double glazed door to front elevation, skylight and central heating radiator.

Guest W.C

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

Lounge

14' 4" x 11' 10" (4.37m x 3.61m)
Double glazed window to front elevation and central heating radiator.

Diner

16' 10" x 11' 11" (5.13m x 3.63m)
Two double glazed windows and patio doors to rear elevation, log burner and central heating radiator.

Kitchen

13' 1" x 16' 2" (3.99m x 4.93m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven with extractor hood, washing machine, dishwasher, fridge freezer, central heating radiator and sandstone tiles.

Utility Room

11' 3" x 8' (3.43m x 2.44m)
Double glazed windows to all elevation, a range of wall and base units and plumbing for washing machine and dishwasher. Separate W.C and storage cupboard.

Landing

Double glazed window to side elevation.

Bedroom One

11' 11" x 13' 1" (3.63m x 3.99m)

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

En-Suite

Shower cubicle, W.C, wash hand basin, fully tiled, extractor fan and heated towel rail.

Bedroom Two

11' 11" x 14' 5" (3.63m x 4.39m)

Double glazed window to front elevation and central heating radiator.

Bedroom Four

9' 4" x 7' 6" (2.84m x 2.29m)

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

Bedroom Three

13' 4" x 11' 11" (4.06m x 3.63m)

Double glazed window to rear elevation, double glazed skylight to side elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, bath, extractor fan, heated towel rail and fully tiled.

Rear Garden

patio area, lawn, side access and outside tap.

Garage

13' 8" x 8' 9" (4.17m x 2.67m)

Power and lighting.









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: C

Tenure: Freehold

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