



Wharton Avenue Solihull

- A Beautifully Presented & Extended Three/Four Bedroom Link Detached
- Ground Floor Bedroom/Large Office/Second Reception Room
- A Future-proofed Highly Versatile Property
- Comprehensively and Lovingly Modernised Throughout

£400,000

Current EPC Rating 71 (C)
Current Council Tax Band D



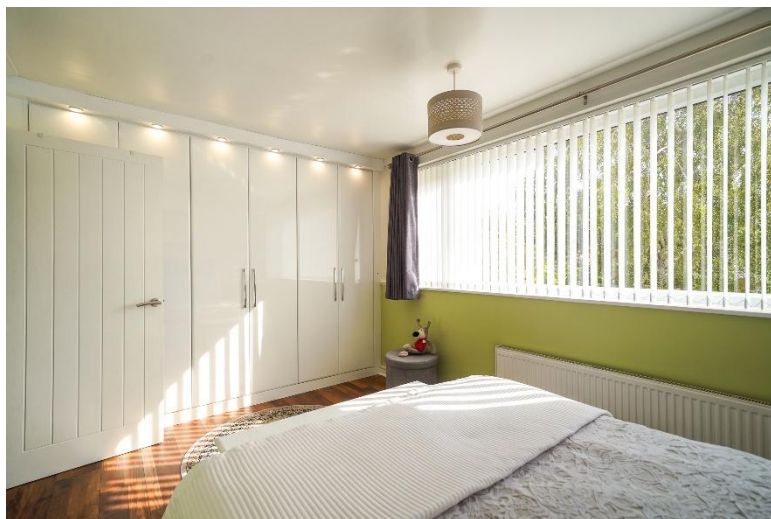


Property Description

A beautifully presented and extended three/four bedroom link-detached family home with garage, finished to a very high standard offering a highly versatile future-proofed property.

Extensively modernised throughout by the current owners in the last few years alone, not limited to new soffits, premium anti-stain carpeting, laminate flooring, Trendi Switch™ light switches and sockets, new doors and furniture, fitted blinds, a Worcester Bosch boiler with Hive and new radiators, replacement windows, premium fitted wardrobes with LED lighting, a quality bathroom with waterfall taps, rainfall shower head and 2m bath, updated kitchen and downstairs w/c, new lighting, all rooms redecorated, updated designed garden, etc.

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities and green spaces.



Rooms & Measurements

Entrance Hall

Extended Lounge Diner to Rear - 7.49m x 4.62m (24'7" x 15'2")

Extended Second Reception Room/Bedroom Four - 4.75m x 2.51m (15'7" x 8'3")

Store - 3.1m x 2.54m (10'2" x 8'4")

Fitted Kitchen to Front - 3.86m x 2.72m (12'8" x 8'11")

Guest WC

Bedroom One to Rear - 4.01m x 2.82m (13'2" (to wardrobe) x 9'3")

Bedroom Two to Front - 2.49m x 4.14m (8'2" x 13'7")

Bedroom Three to Front - 3.05m x 2.08m (10'0" x 6'10")

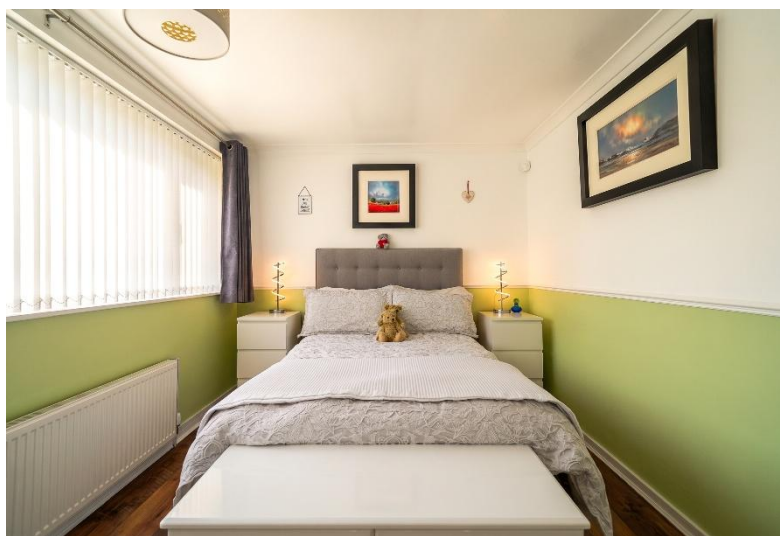
Re-Fitted Family Bathroom to Side

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor

Current council tax band – D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.