



Wells Green Road, Solihull

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## Property Description

Located on Wells Green Road, this well-proportioned four-bedroom semi-detached home offers generous living space, ideal for growing families.

The property comprises a spacious lounge, fitted kitchen, and versatile dining or family area, providing flexible accommodation for modern living. Upstairs, there are four well-sized bedrooms along with a family bathroom

Externally, the home benefits from front and rear gardens, with off-road parking. Conveniently positioned close to local amenities, schools, and transport links, this property represents an excellent opportunity for family buyers. Viewing is highly recommended.

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## Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

## Lounge

Double glazed sliding doors to rear elevation, central heating radiator and gas fire.

## Dining Room

Double glazed bay window to front elevation, central heating radiator.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, wine fridge, space and connections for gas cooker, laminate flooring and central heating radiator.

## W.C

W.C and wash hand basin.

## Landing

Loft access via hatch, central heating radiator and all doors off.

## Bedroom One

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

## En-Suite

Double glazed window to side elevation, W.C, wash hand basin and walk in shower.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

Double glazed bay window to front elevation and central heating radiator.

## Bedroom Four

Two double glazed windows to front elevation and central heating radiator.

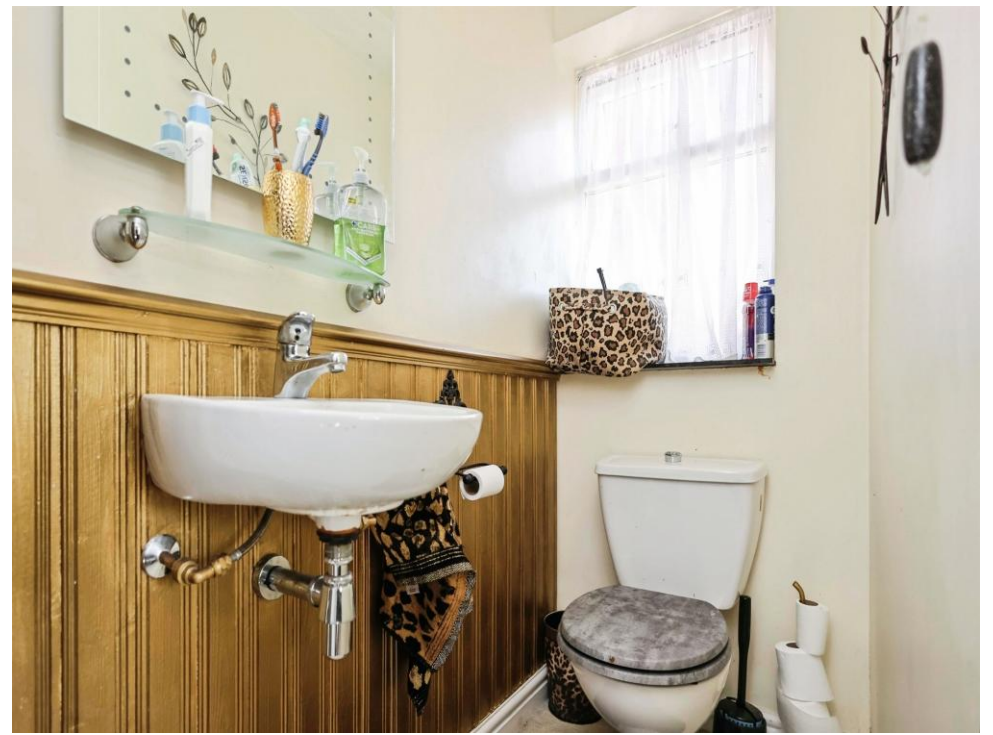
## Bathroom

Double glazed window to side elevation, bath, W.C, wash hand basin, walk in shower, extractor, central heating radiator and tiling to splash prone areas.

## Lean-To

Door to rear elevation, access to garage.

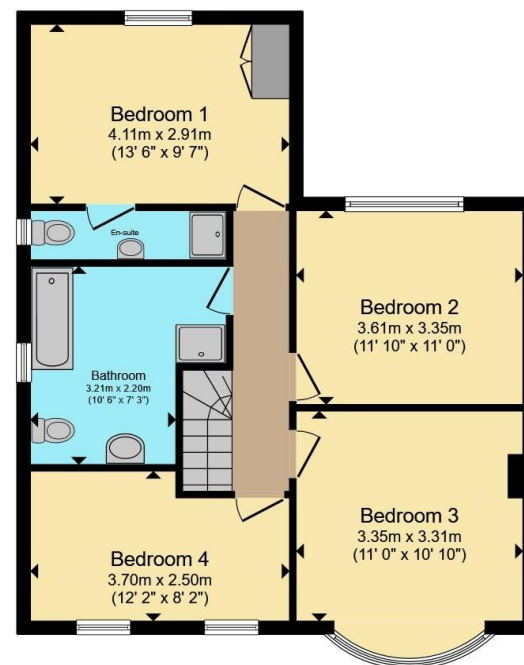








**Ground Floor**



**First Floor**

Total floor area 153.2 m<sup>2</sup> (1,649 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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