

DRAKES

ESTATE AGENTS



Widney Lane, Solihull, B91 3LL

£675,000

- An Extremely Well Maintained Detached
- Four Bedrooms
- Extended Lounge
- Modern Breakfast Kitchen
- Dining Room
- Guest WC
- En-Suite Shower Room
- Refitted Family Bathroom
- Garage & Off Road Parking
- Generous Rear Garden



SCAN TO VIEW
VIRTUAL TOUR

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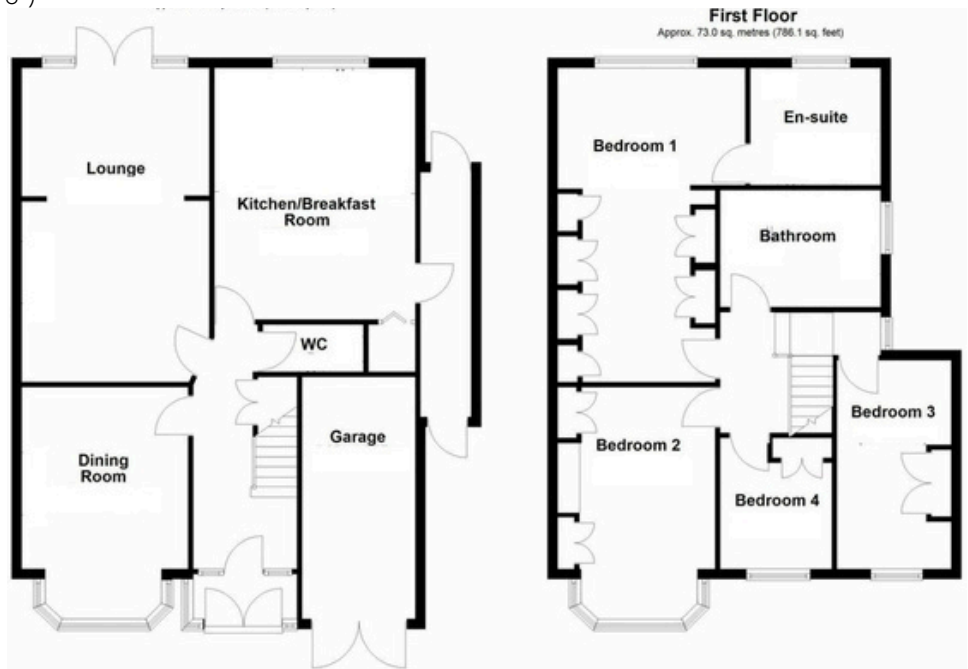


- Dining Room to front - 4.65m x 3.33m (15'3" x 10'11") max
- Lounge to rear - 6.3m x 3.76m (20'8" x 12'4")
- Breakfast Kitchen to rear - 5.05m x 3.89m (16'7" x 12'9")
- Bedroom One to rear - 6.3m x 3.71m (20'8" x 12'2") inc fitted wardrobes
- Ensuite to rear - 2.31m x 2.67m (7'7" x 8'9")
- Bedroom Two to front - 4.65m x 3.15m (15'3" x 10'4")
- Bedroom Three to front - 3.89m x 2.26m (12'9" x 7'5")
- Bedroom Four to front - 2.64m x 2.29m (8'8" x 7'6")
- Bathroom to rear - 3.05m x 2.34m (10'0" x 7'8")
- Garage - 4.85m x 2.26m (15'11" x 7'5")

An extremely well-maintained and extended detached family home. Located within excellent school catchments, the accommodation comprises in brief of entrance porch, reception hall, dining room, extended lounge, modern breakfast kitchen, guest WC, four bedrooms, en-suite shower room, refitted family bathroom, generous rear garden, garage and driveway providing off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		

COUNCIL TAX BAND: F
 EPC Rating: D
 Tenure: Freehold



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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