



Wharton Avenue
SOLIHULL

burchell
edwards

Wharton Avenue SOLIHULL B92 9LZ

for sale offers over
£400,000



Property Description

Situated in the sought-after area of Elmdon Heath, this spacious four-bedroom family home offers versatile living accommodation and excellent transport links to Solihull Town Centre.

The property benefits from a generous driveway providing parking for numerous vehicles, a downstairs W.C., and a dining room with French doors opening onto the rear garden.

Upstairs are three well-proportioned bedrooms and a modern family shower room, with fitted wardrobes to the principal bedroom.

A particular feature of the property is the self-contained annexe with its own private entrance, offering a bedroom, shower room, and kitchen, making it ideal for multi-generational living, guests, or home-based working.

Living Room

16' 4" x 14' 4" (4.98m x 4.37m)

Fireplace with electric fire, wall lights, wall sockets, radiator

Dining Room

14' 11" x 9' 3" (4.55m x 2.82m)

French doors leading to garden, double glazing to rear, ceiling light x 2, wall sockets

Kitchen

13' x 9' 10" (3.96m x 3.00m)

Double glazing to front, wall and base units, spot lights, wall sockets, radiator, extractor fan, hob and built in oven

Downstairs W.C

Obscure window to side, w.c, wash hand basin

Kitchen

13' 7" x 7' 11" (4.14m x 2.41m)

Access from front of house, double glazing, spot lights, wall sockets

Shower Room

Shower, w.c, hand wash basin

Bedroom Three

12' 7" x 7' 11" (3.84m x 2.41m)

Double glazing to rear, wall sockets, spotlights, radiator

Bedroom One

13' 9" x 9' 10" (4.19m x 3.00m)

Double glazing to rear, fitted wardrobes, radiator, ceiling light, wall sockets

Shower Room

9' 7" x 6' 3" (2.92m x 1.91m)

Double shower, obscure window to side, storage, w.c, wash hand basin, spot lights

Bedroom Two

13' 1" x 8' 1" (3.99m x 2.46m)

Double glazing to front, ceiling light, radiator, wall socket, loft hatch

Bedroom Four

10' 2" x 6' 3" (3.10m x 1.91m)

Double glazing to front, ceiling light, wall socket, radiator

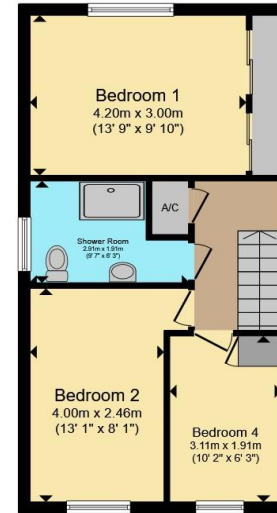








Ground Floor



First Floor

Total floor area 117.8 m² (1,268 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



To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206527



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