

Horton & Senate



24 Wichnor Road, Solihull, B92 7PU

£324,950

- NO CHAIN
- UTILITY ROOM
- LARGE GARDEN WITH ACCESS TO REAR
- THREE LARGE BEDROOMS
- LOUNGE/DINER
- CONVENIENT LOCATION
- MODERN KITCHEN
- DRIVEWAY

24 Wichnor Road, Solihull B92 7PU

NO CHAIN A well presented semi detached house with three generous bedrooms in a fantastic location! There is a modern kitchen, open plan lounge/diner, utility room, guest wc and a family bathroom. There is a large driveway and private access to the rear for vehicles.

3

1

2

Council Tax Band: C



APPROACH

The property is approached via a driveway with off road parking for multiple cars and a foregarden. There is a door to the side of the property and a door to the porch.

GROUND FLOOR

HALLWAY

There is a double glazed window to the side, stairs leading to the first floor landing and doors to the ground floor rooms.

OPEN PLAN LOUNGE/DINER

A versatile room with a dining area to the front and an opening on to a lounge with double glazed patio doors leading to the rear garden.

KITCHEN

The modern kitchen comprises of a range of wall and floor base units, with an integrated oven and gas hob over, tiling to splash prone areas, a door to the pantry, a door to the guest WC and a door leading to the utility room

UTILITY ROOM

With tiled flooring, roll-top work surfaces, stainless steel sink and draining unit, plumbing for washing machine and space for a dryer and fridge freezers. Double glazed windows to the side and rear

FIRST FLOOR LANDING

A double glazed window to the side and doors leading to the first floor rooms

BEDROOM ONE

A generous double sized bedroom with a large set of fitted wardrobes, a

double glazed window to the rear and gas central heating radiator.

BEDROOM TWO

Another spacious double bedroom with gas central heating radiator and a double glazed window to the front.

BEDROOM THREE

A larger than average third bedroom with a double glazed window and radiator.

BATHROOM

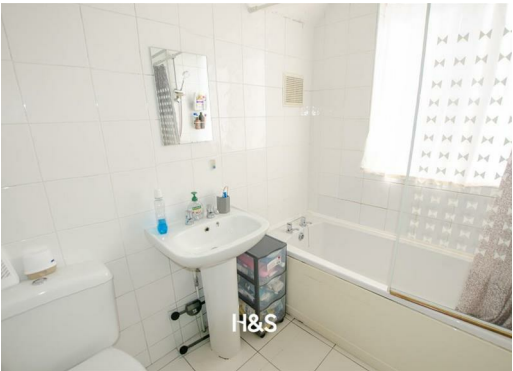
The suite comprises of a panelled bath with electric overhead shower and glass splash back screen, low flush WC and pedestal wash basin, a double glazed window to the front, radiator, tiled floors and walls and Loft hatch access.

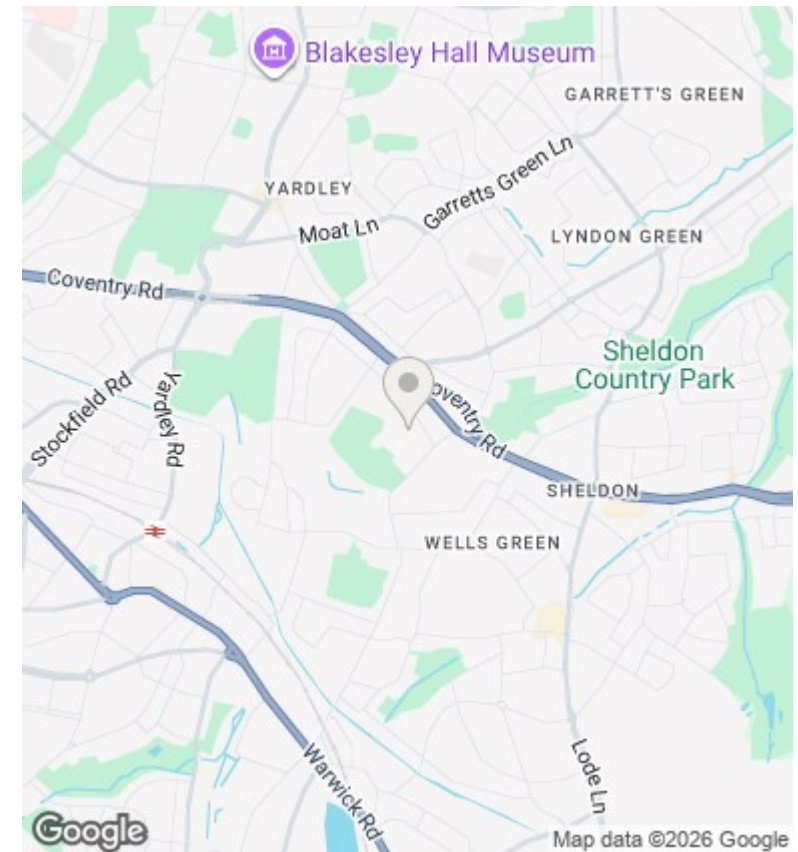
OUTSIDE

REAR GARDEN

The private rear garden boasts a large block paved patio area that steps down to the lawn and there is a further raised concrete patio to the rear ideal for housing a large shed or garage as there is rear access for vehicles.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

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