



smarthomes

Wellsford Avenue

Solihull

- A Very Well Presented Four Bedroom Family Home
- Fitted Breakfast Kitchen, Bathroom & Shower Room
- Good Size Rear Garden & Driveway Parking
- Lounge, Dining Room & Conservatory

Offers Over £350,000

Current EPC Rating - D
Current Council Tax Band - C

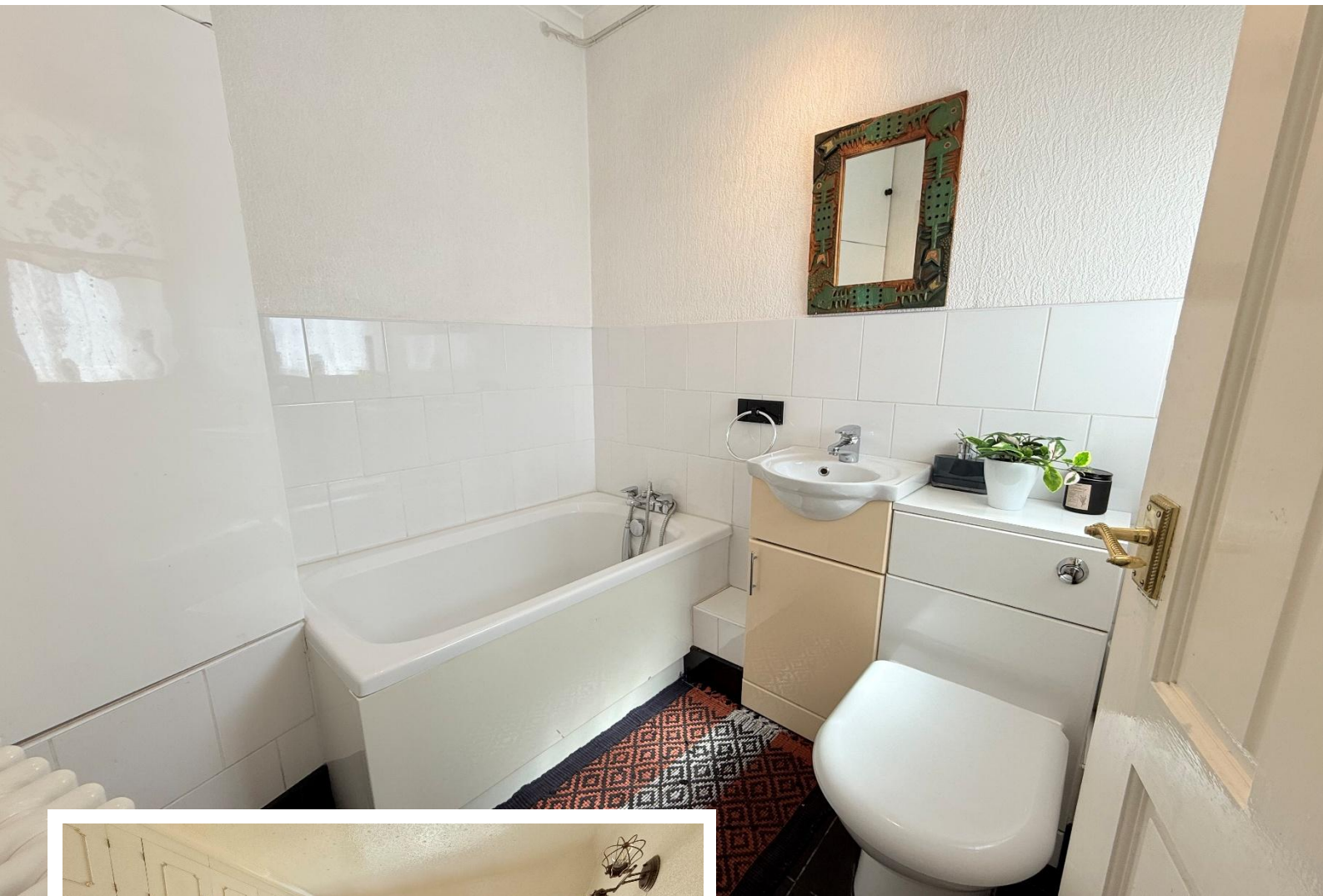




Property Description

A very well presented and extended family home with superb potential for further extension STPP and benefiting from no upward chain. Offering accommodation comprising four bedrooms, two reception rooms, extended breakfast kitchen, conservatory, ground floor bathroom, utility, first floor shower room, good size rear garden and driveway parking

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 including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Lounge to Front 4.44m x 2.9m (14'7" (into bay) x 9'6")

Dining Room 2.95m x 2.9m (9'8" x 9'6")

Conservatory to Rear 2.92m x 2.74m (9'7" x 9'0")

Extended Breakfast Kitchen to Rear 4.8m x 4.14m (15'9" (max) x 13'7" (max))

Utility Room to Rear 2.79m x 2.13m (9'2" x 7'0")

Ground Floor Bathroom to Front 1.88m x 1.83m (6'2" (max) x 6'0" (max))

Bedroom One to Rear 3.84m x 2.92m (12'7" x 9'7")

Bedroom Two to Front 3.71m x 2.97m (12'2" x 9'9")

Bedroom Three to Rear 3.66m x 3.2m (12'0" (max) x 10'6" (max))

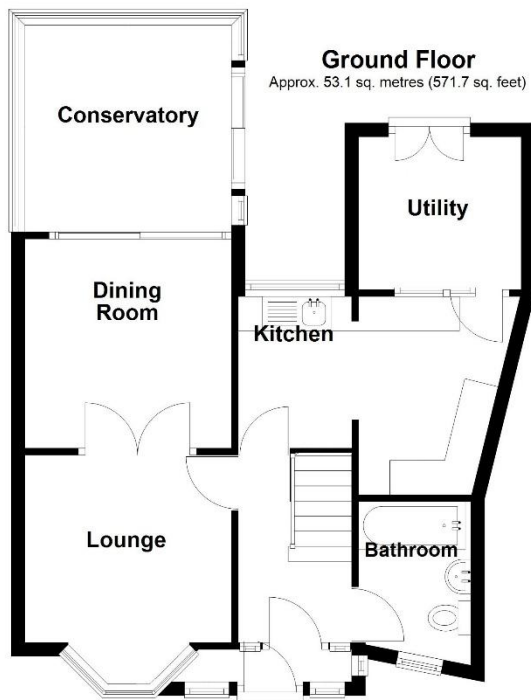
Bedroom Four to Front 3.53m x 1.96m (11'7" x 6'5")

Family Shower Room to Rear 1.55m x 1.37m (5'1" x 4'6")

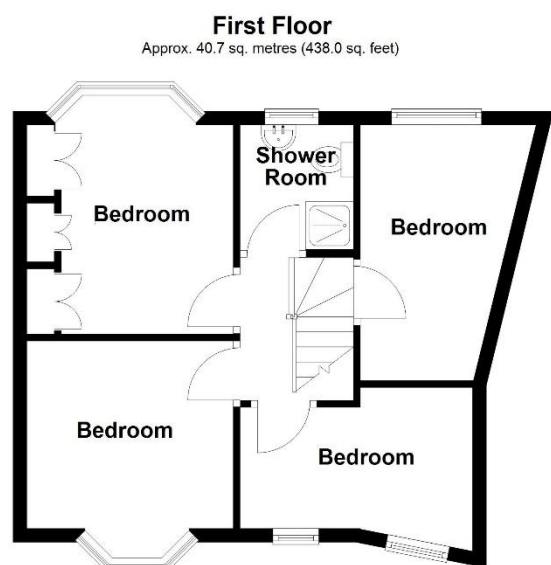
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



Total area: approx. 93.8 sq. metres (1009.8 sq. feet)



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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 and 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.