



Woodlea Drive

Solihull

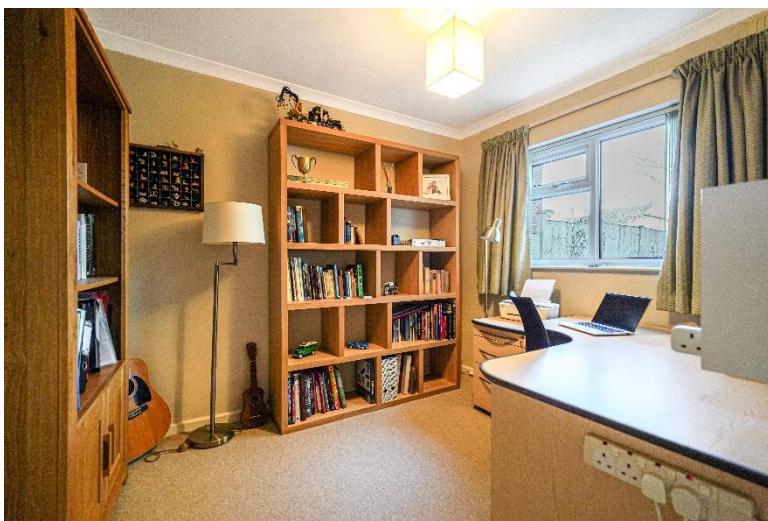
- A Very Well Presented Four Bedroom Family Home
- Extended Fitted Kitchen & Re-Fitted En-Suite Shower Room
- Landscaped West Facing Rear Garden
- No Upward Chain & Side Garage

£800,000

Current EPC Rating - D

Current Council Tax Band - F





Property Description

A very well presented detached family home situated in a most sought after location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, dining room, home office, conservatory, extended fitted kitchen, guest W.C, four good size bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, West facing rear garden, side garage 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 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

Spacious Lounge to Front 6.3m x 3.96m (20'8" x 13'0")

Dining Room to Rear 3.51m x 3.12m (11'6" x 10'3")

Conservatory 3.89m x 2.97m (12'9" x 9'9")

Home Office to Rear 2.84m x 2.57m (9'4" x 8'5")

Extended Fitted Kitchen to Rear 5.03m x 4.17m (16'6" x 13'8")

Bedroom One to Front 5.13m x 3.73m (16'10" x 12'3")

Bedroom Two to Rear 3.45m x 3.1m (11'4" x 10'2")

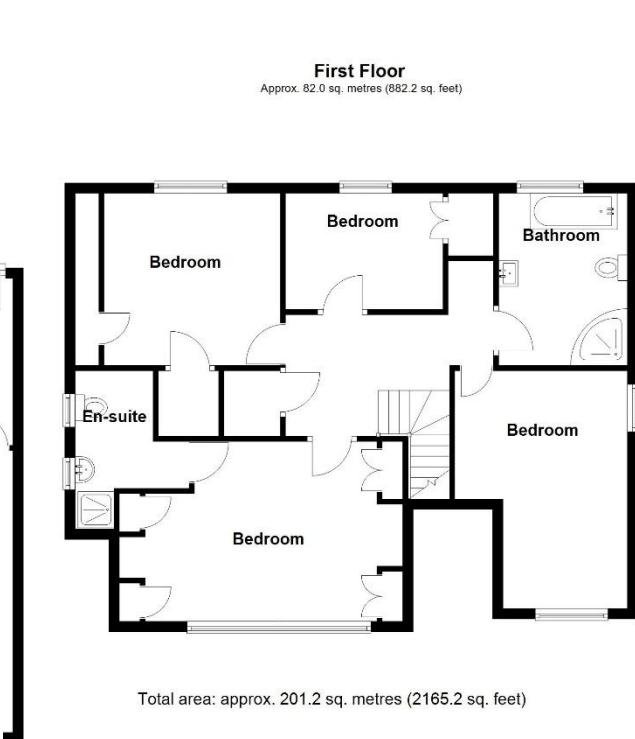
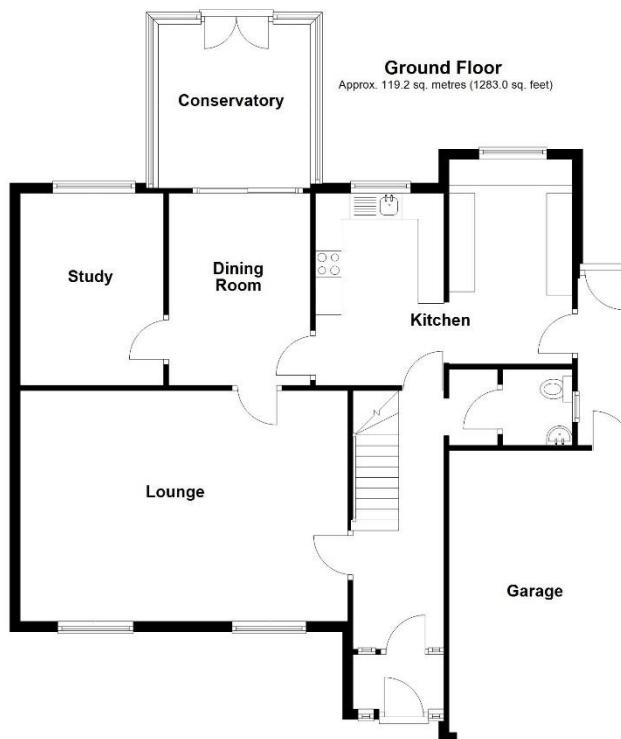
Dual Aspect Bedroom Three 4.52m x 3.3m (14'10" x 10'10")

Bedroom Four to Rear 3.12m x 2.31m (10'3" x 7'7")

Side Garage 5.56m x 3.45m (18'3" x 11'4")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hedges. Current council tax band – F



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 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.