Wilberforce Way, Solihull

Guide Price **£450,000**

xact HOMES

PROPERTY OVERVIEW

This delightful three bedroom detached home is set on a quiet road close to local amenities and reputable schools, making it an ideal choice for families and professionals alike.

Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the property's generous proportions and well-planned layout. The ground floor features two versatile reception rooms, including a large living room, perfect for relaxing or entertaining guests, and a formal dining room that provides an elegant setting for family meals or special occasions. The breakfast kitchen is thoughtfully designed with ample storage and workspace, making it a practical and inviting space for daily living. A guest cloakroom adds further convenience to the ground floor, while direct access to the garage offers secure storage and additional functionality.

Upstairs, you will find three generously sized bedrooms, each offering comfort and flexibility to suit a range of needs. The principal bedroom benefits from a modern en-suite shower room, providing a private retreat for homeowners, while the remaining bedrooms are serviced by a well-appointed family bathroom.

Outside, the property enjoys a well-maintained rear garden and also boasts a driveway that provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- NO UPWARD CHAIN
- Delightful Three Bedroom Detached Home
- Set On A Quiet Road Close To All Local Amenities
- Previously Extended & Abundance Of Natural Light Throughout
- Two Versatile Reception Rooms
- Breakfast Kitchen With Ample Space
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Integral Single Garage
- Well-Maintained Rear Garden

ENTRANCE HALLWAY

LIVING ROOM
14' 2" x 11' 1" (4.31m x 3.39m)

BREAKFAST KITCHEN
15' 5" x 12' 6" (4.69m x 3.80m)

DINING ROOM
12' 10" x 9' 1" (3.90m x 2.76m)

WC

INTEGRAL GARAGE
15' 6" x 7' 3" (4.73m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM
14' 2" x 11' 0" (4.33m x 3.35m)

ENSUITE
5' 3" x 2' 4" (1.60m x 0.71m)

BEDROOM TWO
12' 10" x 9' 5" (3.92m x 2.86m)

BEDROOM THREE
13' 0" x 8' 7" (3.95m x 2.61m)

BATHROOM
11' 1" x 8' 10" (3.39m x 2.70m)

TOTAL SQUARE FOOTAGE
125.0 sq.m (1349 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, all carpets, some curtains, some blinds and all light fittings.

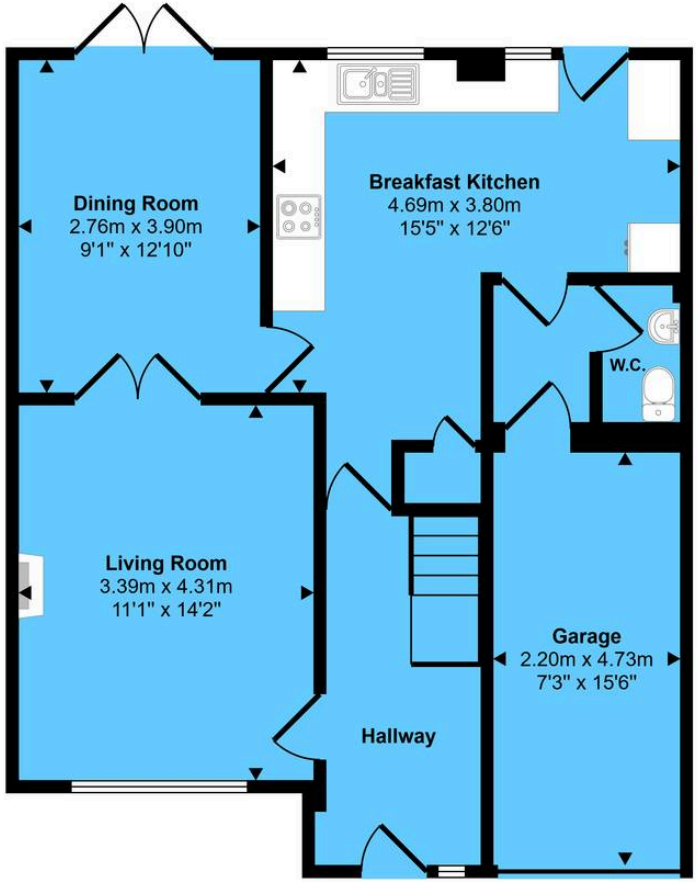
ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

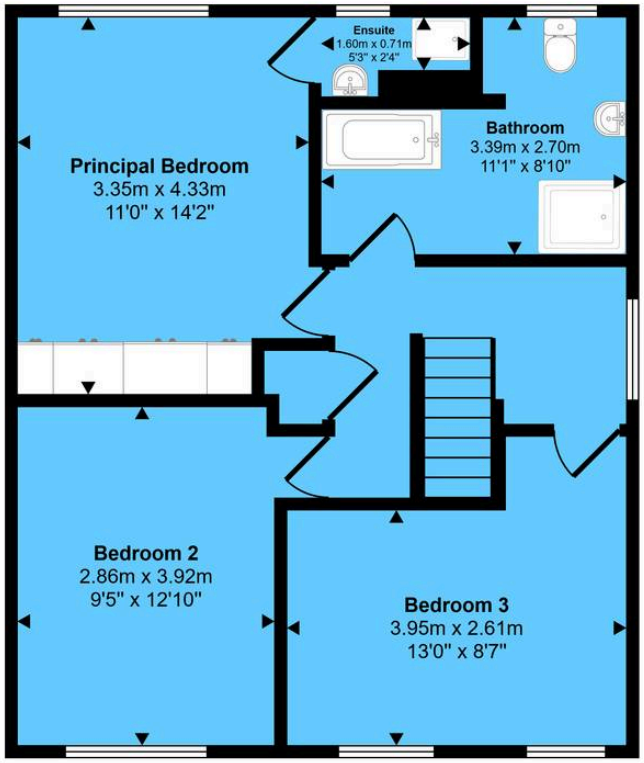
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Approx Gross Internal Area
125 sq m / 1349 sq ft



Ground Floor
Approx 67 sq m / 726 sq ft



First Floor
Approx 58 sq m / 623 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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