



smarthomes

Widney Lane

Solihull

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen/Breakfast Room & Ground Floor Shower Room
- Landscaped South/Westerly Facing Rear Garden
- Two Spacious Reception Rooms

£500,000

Current EPC Rating - TBC
Current Council Tax Band - D





Property Description

A very well presented semi-detached family home situated in a most sought after location with open aspect to rear across Blossomfield Sports & Social Club and Hillfield Park. The property currently falls in the catchment area for Tudor Grange Secondary School and offers accommodation comprising two reception rooms, extended & re-fitted breakfast kitchen, ground floor shower room, three good size bedrooms, walk in wardrobe, family bathroom, separate W.C, delightful South/Westerly 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

Dining Room to Front 4.47m x 3.48m (14'8" x 11'5")

Lounge to Rear 4.57m x 3.48m (15'0" x 11'5")

Kitchen Area 3.43m x 1.96m (11'3" x 6'5")

Breakfast Area 3.1m x 2.79m (10'2" x 9'2")

Ground Floor Shower Room 2.49m max x 1.52m max (8'2" max x 5'0" max)

Bedroom One to Front 4.47m x 3.1m (14'8" x 10'2")

Bedroom Two to Rear 4.6m x 2.84m (15'1" x 9'4")

Bedroom Three to Front 3.28m x 2.31m (10'9" x 7'7")

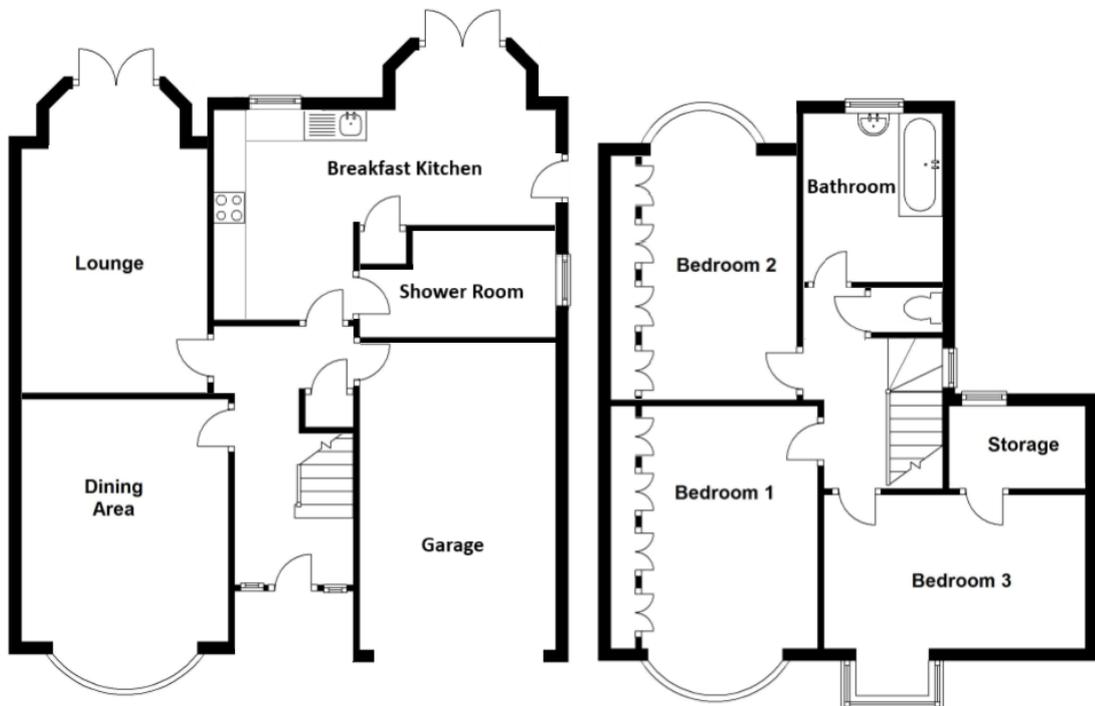
Walk in Wardrobe 1.4m x 1.04m (4'7" x 3'5")

Family Bathroom to Rear 2.54m x 1.96m (8'4" x 6'5")

Side Garage 5.26m x 2.46m (17'3" x 8'1")

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 Hodges. Current council tax band – D



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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.