



smarthomes

**Wellsford Avenue**

Solihull

- A Three Bedroom Semi Detached Property
- Through Lounge Diner
- Conservatory & WC
- No Upward Chain

**£260,000**

Current EPC Rating - D  
Current Council Tax Band - C

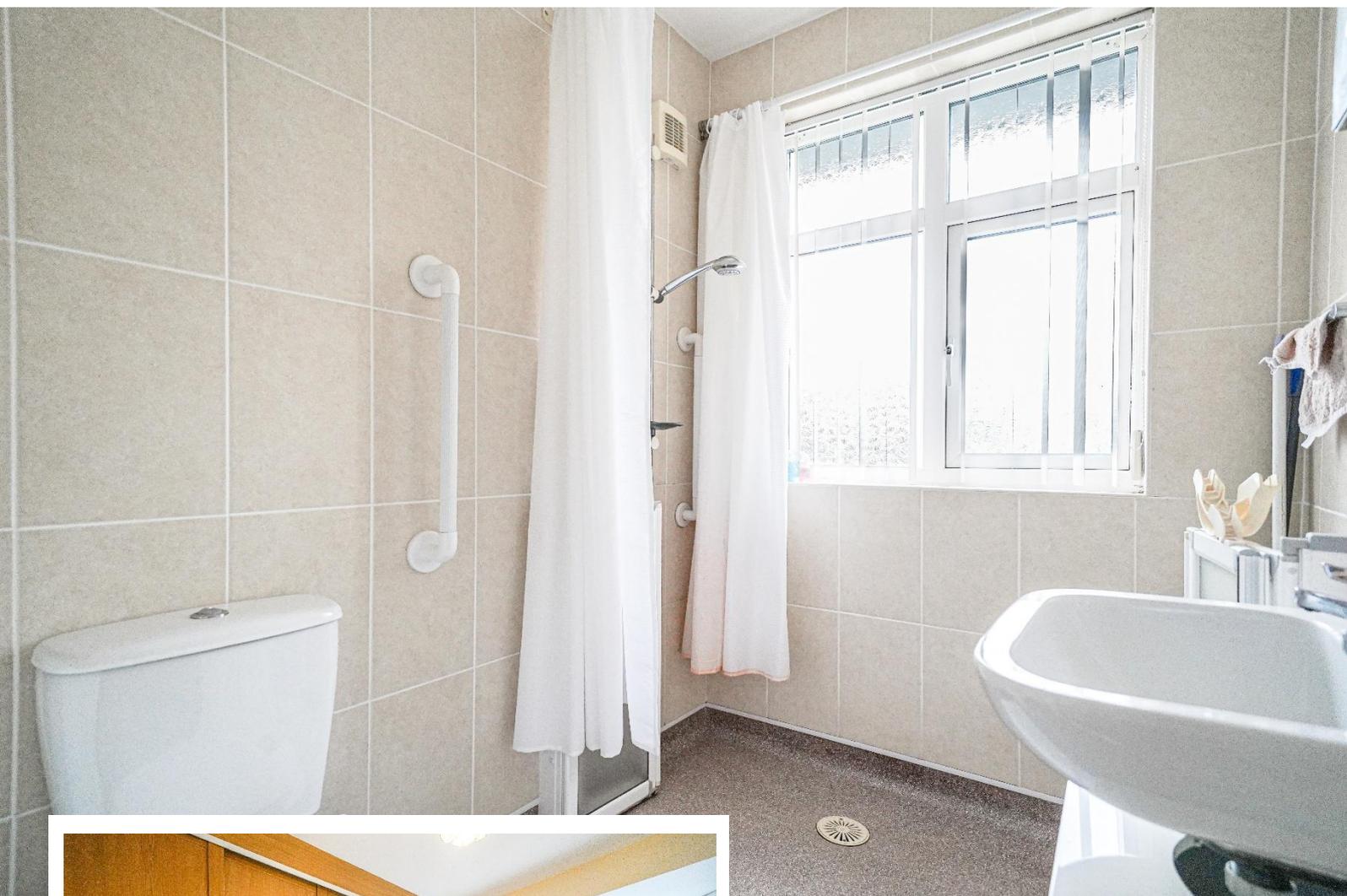




## Property Description

A three bedroom semi detached property offered for sale with no upward chain and briefly affording through lounge diner, kitchen, conservatory and WC, wet room, southerly facing rear garden, garage to rear and off-road 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

Entrance Hall

Through Lounge Diner - 2.5m x 7.7m (8'2" x 25'3")

Conservatory to Rear - 5.1m x 2.2m (16'8" x 7'2")

Downstairs WC

Fitted Kitchen - 1.4m x 3.3m (4'7" x 10'9")

Lean To

Bedroom One to Front - 2.2m x 3.7m (into bay) (7'2" x 12'1")

Bedroom Two to Rear - 2.2m x 3.5m (into bay) (7'2" x 11'5")

Bedroom Three to Front - 1.5m x 2.05m (4'11" x 6'8")

Wet Room to Rear - 1.8m x 1.4m (5'10" x 4'7")

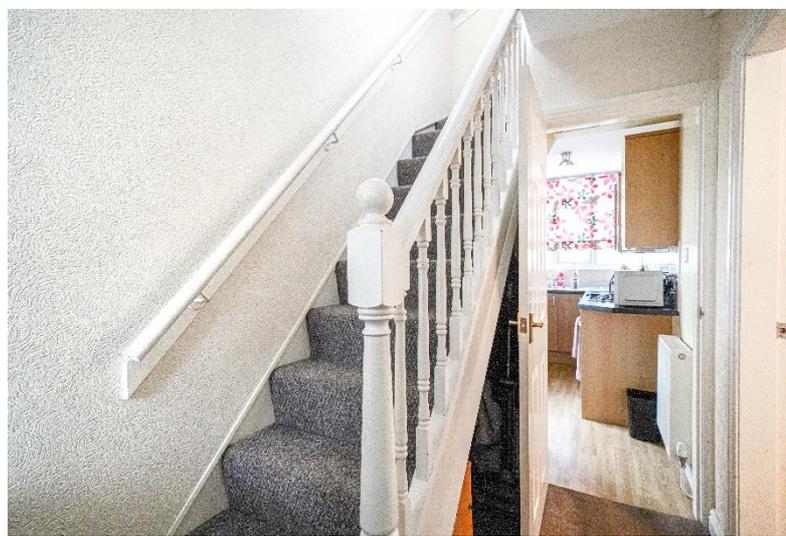
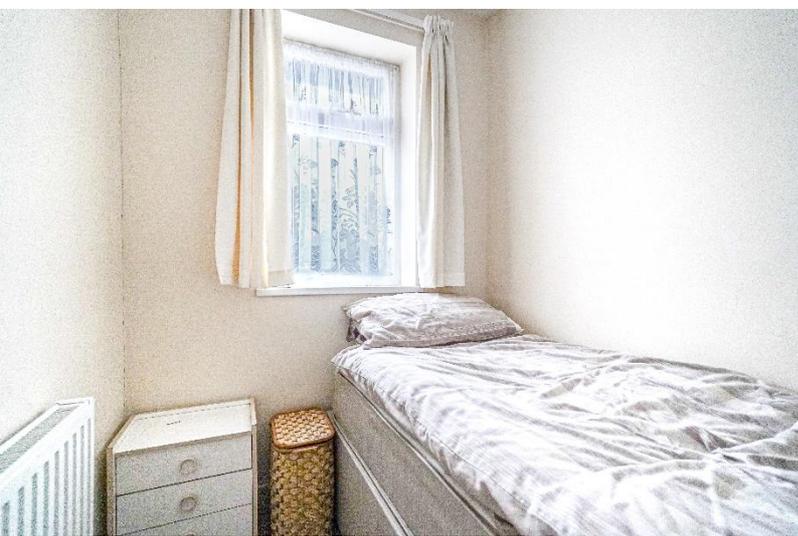
Rear Garage - 2.9m x 4.9m (9'6" x 16'0")

### 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

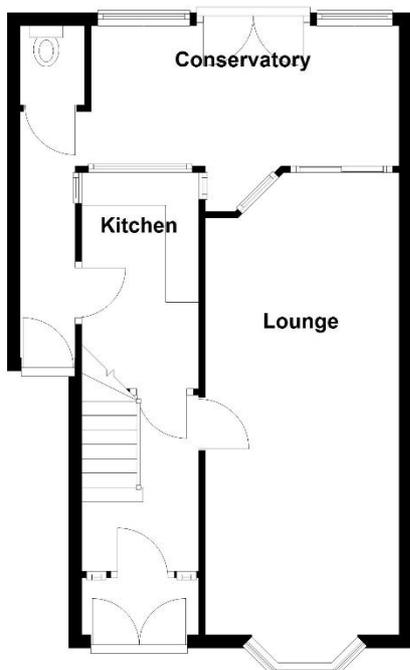
EPC supplied by Nigel Hodges

Current council tax band – C



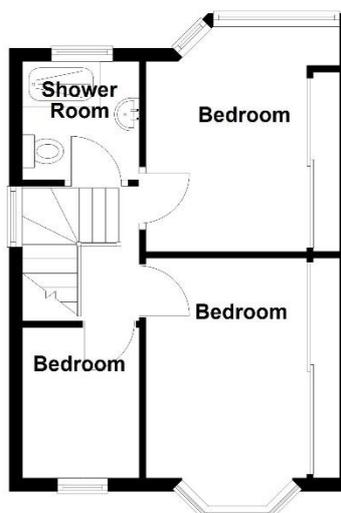
### Ground Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)

316 Stratford Road  
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Solihull  
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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.