



**Wroxall Road**  
Solihull

- A Three Bedroom Semi Detached Property
- Two Reception Rooms
- Kitchen
- Conservatory
- Garage Offering Potential For Conversion/Extension (STPP)
- No Upward Chain

**£475,000**

Current EPC Rating TBC  
Current Council Tax Band E





## Property Description

A three-bedroom semi-detached family home, owned by the same family since 1965 and offered for sale with no upward chain. The property benefits from two reception rooms, fitted kitchen, conservatory three bedrooms, bathroom, separate WC, southerly facing rear garden and garage offering excellent potential for extension or conversion (STPP).

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

Entrance Hall

Reception Room One to Front - 4.85m x 3.66m (15'11" x 12'0")

Reception Room Two - 4.01m x 3.51m (13'2" x 11'6")

Conservatory to Rear - 2.57m x 2.97m (8'5" x 9'9")

Kitchen to Rear - 2.59m x 2.29m (8'6" x 7'6")

Master Bedroom to Front - 5m x 3.3m (16'5" x 10'10")

Bedroom Two to Rear - 3.91m x 3.73m (12'10" x 12'3")

Bedroom Three to Front - 2.24m x 2.51m (7'4" (min) x 8'3")

Family Bathroom

Separate WC

Garage - 2.41m x 4.67m (7'11" x 15'4")

### 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 Hodges

Current council tax band – E



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