

Horton & Senate



15 Woodlea Drive, Solihull, B91 1PG

£675,000

- NO CHAIN
- TWO RECEPTION ROOMS
- SOUGHT AFTER ROAD
- THREE DOUBLE BEDROOMS
- GARAGE
- MUST VIEW
- LARGE PLOT
- POTENTIAL TO EXTEND (STPP)

15 Woodlea Drive, Solihull B91 1PG

MUST VIEW This three-bedroom detached property on Woodlea Drive is a rare find in a sought-after area. With its spacious plot and inviting interiors, it offers a wonderful opportunity to create a home that suits your lifestyle. With huge amounts of potential, the property comprises of three bedrooms, an ensuite, bathroom, downstairs WC and a fantastic rear garden.

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Council Tax Band:



Approach

The property is approached via a large driveway with off road parking for several cars, a front lawn with mature shrubs to the boundaries. There is a door to the garage and access to the porch.

Ground Floor

Hall

The welcoming entrance hall has stairs to the first floor landing, doors to the ground floor rooms and the guest wc.

Dining Room

Situated to the front of the property with a double glazed window and a central heating radiator.

Lounge

The lounge is set to the rear with a large window overlooking the beautiful rear garden, a feature fireplace and door leading to the patio.

Kitchen

The kitchen comprises of a range of wall and floor base units with a worksurface over, there is a sink, space for appliances, tiling to splash prone areas, a double glazed window to the rear and a door to the side.

Utility

Space and plumbing for a washing machine, floor base units with a sink.

Conservatory

Doors leading to the rear garden

First Floor

Landing

The spacious landing has doors to the first floor rooms, storage cupboard, loft access and two feature windows.

Master Bedroom

A large double bedroom with built in wardrobes, a double glazed window, a central heating radiator and a door to the ensuite.

Ensuite

The ensuite shower room comprises of an enclosed shower cubicle, sink and a wc.

Bedroom Two

Another large double bedroom with built in wardrobes and a double glazed window to the front.

Bedroom Three

Another double bedroom with a double glazed window to the front and central heating radiator.

Bathroom

The family bathroom suite comprises of a bath with shower over, wc and a sink. There is an airing cupboard, tiling to splash prone areas and a double glazed window to the rear.

Outside

Rear Garden

The real jewel in the crown of this property is the stunning rear garden. The garden has been shaped over the years to create a perfect space for outdoor entertaining, families and to admire. There is a patio area and a long manicured lawn that is bordered by thoughtfully planted bushes and shrubs. To the rear of the garden is a further 'secret garden' which provides space for a shed and an area to grow vegetables.

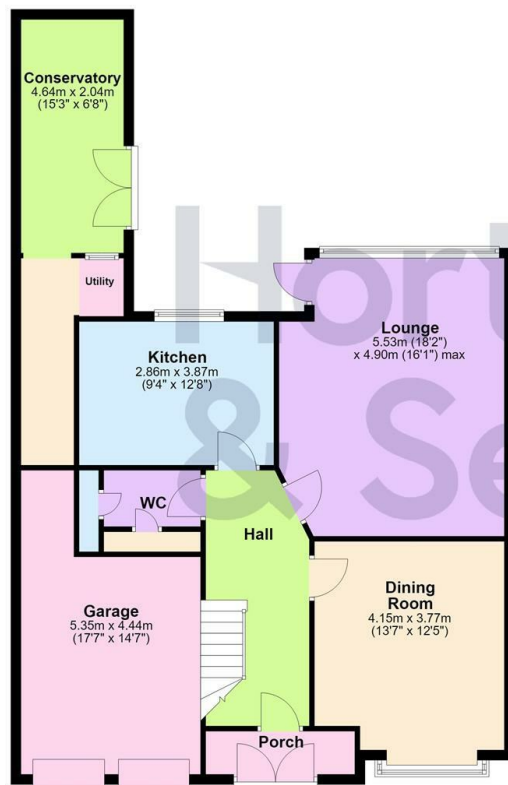
Garage

A double garage with doors to the front and a door leading to the utility.

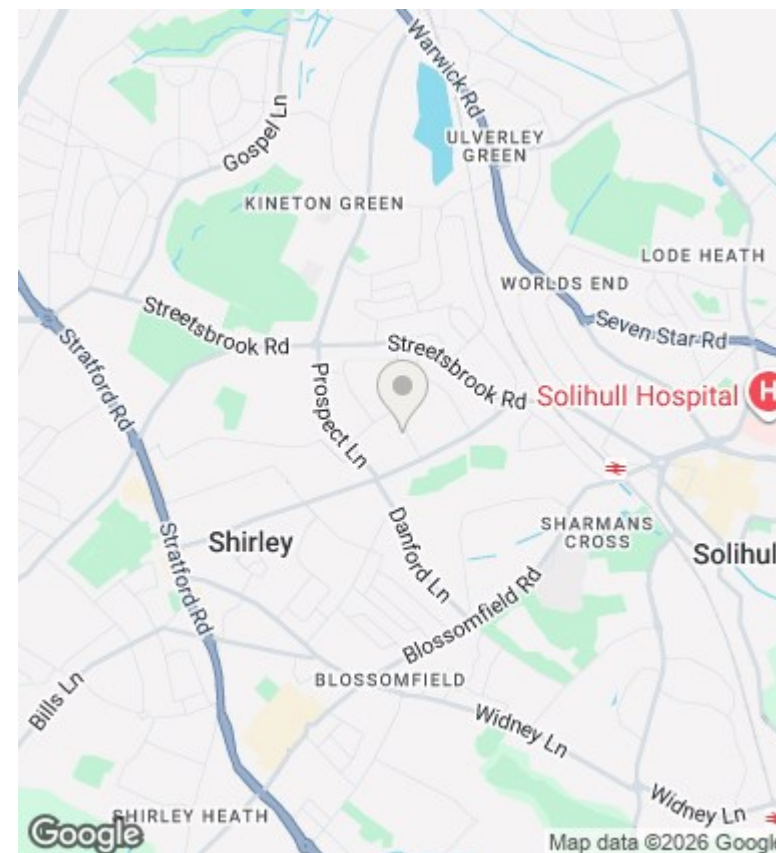




Ground Floor



First Floor



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC