



**20 Wolverley Road, B92 9HN**  
Sale Price of £465,000



**Love**  
Property Co.

## 20 Wolverley Road, Solihull, B92 9HN

Tenure – Freehold  
EPC Rating – B  
Council Tax Band - C

Love Property Co are pleased to offer this great opportunity to purchase this large and extended fully refurbished and painted throughout walk in with your bags and nothing to do 1783.6 sq. ft (165.7 sq. metres) property offering five bedrooms (including Annex), three bathrooms/shower rooms, separate lounge, open plan kitchen/dining/family room, study and downstairs wc housing the washing machine and tumble dryer.

The modern and extended kitchen comprises of quality worktops, breakfast island and is complete with Integrated appliances, two skylights and bi-fold doors, perfect for entertaining friends and family.

To the first floor there are three bedrooms and separate family bathroom, to the second floor is the loft conversion with master bedroom, en-suite with a Velux window complete with aircon.

Externally there is the converted annex, a large decking area, perfect for alfresco dining throughout the summer months. The garden is mainly laid to lawn leading to the working heated swimming pool and second decking area and a block paved driveway that has parking for multiple cars.

### PROPERTY LOCATION

This property is close to Jaguar Land Rover and Solihull Town Centre. 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.



**PROPERTY MEASUREMENTS:**

**KITCHEN/DINER**

12' 5" x 19' 9" (3.78m x 6.03m)

**FAMILY ROOM**

8' 4" x 11' 5" (2.53 m x 3.47m)

**LOUNGE**

12' 7" x 11' 5" (3.84m x 3.47m)

**STUDY**

11' 3" x 9' 10" (3.42m x 3.00m)

**WC**

6' 6" x 5' 5" (1.99m x 1.64m)

**PRINCIPLE BEDROOM ONE (LOFT CONVERSION)**

17' 8" x 18' 1" (5.39m x 5.50m)

**EN-SUITE (LOFT CONVERSION)**

7' 0" x 7' 7" (2.15m x 2.32m)

**BEDROOM TWO**

11' 3" x 11' 5" (3.42m x 3.47m)

**BEDROOM THREE**

9' 8" x 11' 5" (2.95m x 3.47m)

**BEDROOM FOUR**

6' 11" x 9' 10" (2.12m x 3.00m)

**ANNEX BEDROOM FIVE (GARAGE CONVERSION)**

11' 9" x 11' 6" (3.59m x 3.51m)

**ANNEX EN-SUITE**

4' 9" x 5' 9" (1.45m x 1.76m)

**FAMILY BATHROOM**

6' 6" x 6' 8" (1.99m x 2.02m)

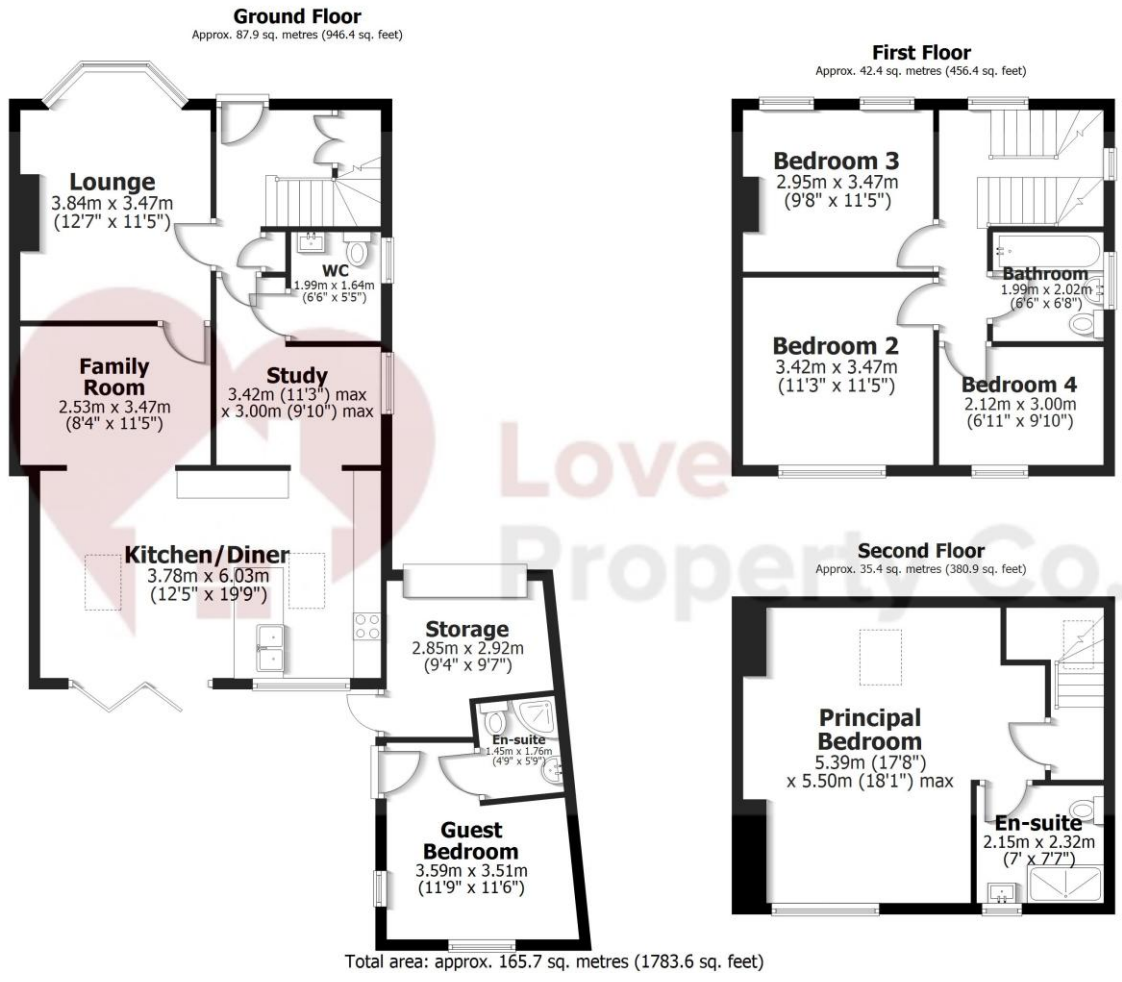
**GARAGE (STORAGE)**

9' 4" x 9' 7" (2.85m x 2.92m)

**TOTAL SQUARE FOOTAGE**

1783.6 sq. Feet (165.7 sq. Metres) approx.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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