



11 WHEELER CLOSE, CHADWICK END, SOLIHULL, B93 0BW

ASKING PRICE OF £299,950

EPC: F Council Tax Band: C



### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Semi Detached Residence
- Sought After Location
- Semi Rural
- Three Bedrooms
- Lounge And Dining Area
- In Need Of Refurbishment
- Gardens To The Rear And Side
- No Upward Chain

A three bedroom semi-detached residence situated in a sought after semi rural location with further scope for development (STPP). The property offers excellent living accommodation which briefly comprises; reception hall, lounge area opening to dining area, kitchen, sun room, first floor landing, three bedrooms, shower room/wc, gardens to rear and side. No Upward Chain.



### RECEPTION HALL

**LOUNGE AREA** 13' 0" x 12' 10" (3.96m x 3.91m)  
opening to:

**DINING AREA** 10' 10" x 10' 0" (3.3m x 3.05m)

**KITCHEN** 12' 2" x 7' 6" (3.71m x 2.29m)

**SUN ROOM/LEAN TO**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 1" x 10' 3" (3.99m x 3.12m)

**BEDROOM TWO** 10' 10" x 10' 0" (3.3m x 3.05m)

**BEDROOM THREE** 9' 7" max x 8' 1" max (2.92m x 2.46m)

storage cupboard

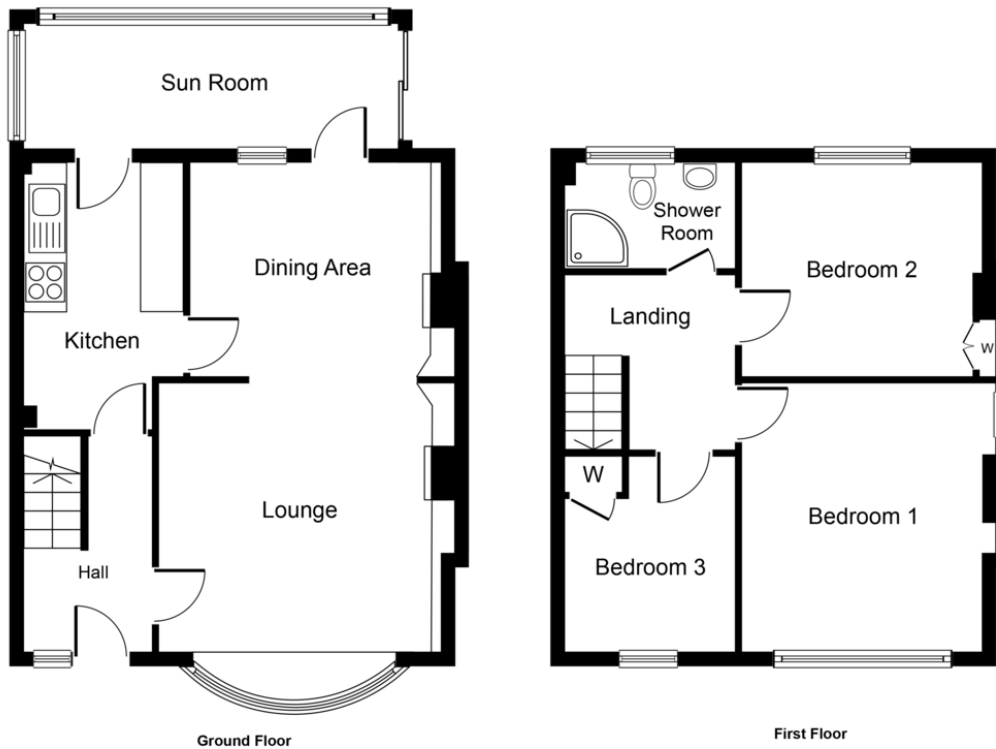
**SHOWER ROOM/WC**

**GARDEN AREA TO SIDE AND REAR**



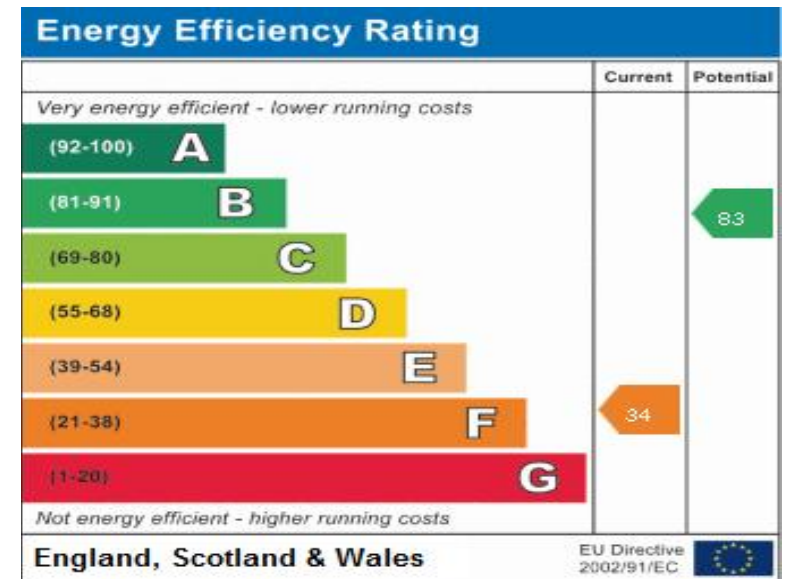
Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





Approx. Gross Internal Floor Area 1,009 sq. ft. (93.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Solihull** 6 The Square, Solihull, West Midlands B91 3RB  
**T:** 0121 704 0100 **E:** info@ruxtonproperty.co.uk

[www.ruxtonproperty.co.uk](http://www.ruxtonproperty.co.uk)



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