



Widney Manor Road

Solihull

- A Very Well Presented Three Double Bedroom Family Home
- Extended Kitchen/Breakfast Room & Spacious Lounge/Diner
- Private West Facing Rear Garden
- Large Versatile Useable Loft Space

£585,000

Current EPC Rating - E
Current Council Tax Band - F





Property Description

A beautifully presented and extended semi-detached property with open views to front. Offering accommodation comprising an open plan lounge/diner, extended breakfast kitchen, conservatory, utility, office, three double bedrooms, en-suite bathroom, family bathroom, large versatile useable loft space, private West facing rear garden and gated driveway 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

Lounge Area to Rear 5.3m x 4.6m (17'4" x 15'1")

Dining Area to Front 4.1m x 4m (13'5" x 13'1")

Extended Breakfast Kitchen to Rear 5.6m max x 4.1m max (18'4" max x 13'5" max)

Utility 2.7m x 2.3m (8'10" x 7'6")

Home Office 3.8m x 2.7m (12'5" x 8'10")

Conservatory 4.4m x 2.8m (14'5" x 9'2")

Bedroom One to Front 5.7m x 2.6m (18'8" x 8'6")

En-Suite Bathroom to Rear 4m x 2.6m (13'1" x 8'6")

Bedroom Two to Front 4m x 3.1m (13'1" x 10'2")

Bedroom Three to Rear 4.4m x 3.1m (14'5" x 10'2")

Family Bathroom to Rear 2.2m x 2m (7'2" x 6'6")

Versatile Useable Loft Space 6m x 3.8m (19'8" x 12'5")

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 vendor. Current council tax band – F



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.