

Horton & Senate



59 Woodlea Drive, Solihull, B91 1PJ

Offers Over £600,000

- Amazing Location
- Large Plot
- Three Double Bedrooms
- Open Plan Lounge/Diner
- Extended
- Potential To Extend Further (STTP)
- Master Ensuite
- Mature Rear Garden

59 Woodlea Drive, Solihull B91 1PJ

An amazing opportunity to purchase a house on a much sought after road in Solihull. The property has been extended and has scope for much more (STPP). There are three double bedrooms, an ensuite, parking for multiple cars and a large rear garden

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Council Tax Band:



Approach

Via a large drive way and a front garden providing access to the porch, garage and side gate to the rear garden.

Ground Floor

Porch

A welcoming porch with a radiator, window and double doors leading to the living area

Open Plan Living/Dining Area

A fantastic room ideal for families and entertaining boasting a dining area the flows into a lounge area with a feature fireplace with a fire, bi-fold doors leading to the second reception room and a large bay window to the front.

Reception Two

This room is set at the rear of the property and has a conservatory to the rear which allows in lots of natural light. Leading to the rear garden this also is a great space for entertaining.

Kitchen

The kitchen comprises of a range of wall and floor base units, tiling to splash prone areas, space for appliances and a double glazed window overlooking the rear garden. There is tiling to the floor and a door leading to the utility room.

Utility

A useful room in any family home having plumbing for a washing machine, space for a tumble drier, a wall mounted central heating boiler and a door leading to the garden.

WC

A guest WC with two double glazed windows to the side and a sink

First Floor

Landing

An open landing with doors leading to the first floor rooms, access to the loft via a pull down ladder and a double glazed window to the side

Bedroom One

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

Ensuite

The suite comprises of an enclosed shower, sink and wc.

Bedroom Two

A double bedroom to the rear with a window overlooking the rear garden and space for wardrobes

Bedroom Three

Another double bedroom with space for wardrobes and a window overlooking the rear garden

Bathroom

The suite comprises of a panelled bath with shower over, sink and a wc. There is tiling to splash prone areas and a double glazed window to the front

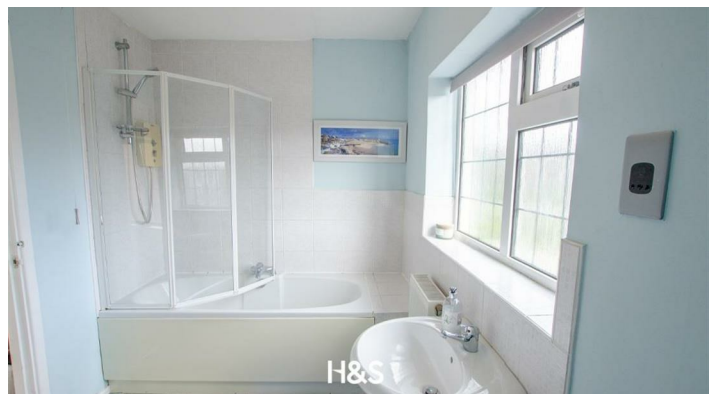
Outside

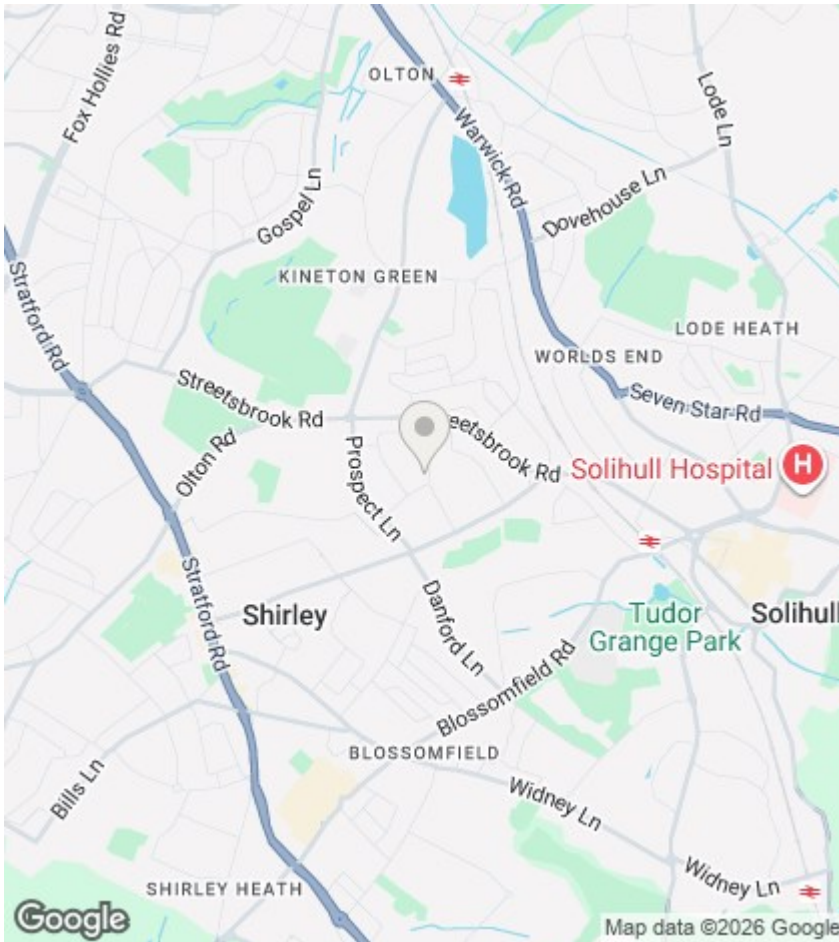
Garden

This well maintained private rear garden is a real selling feature for this property. It boasts a range of mature shrubs and bushes along borders, a slabbed patio area for entertaining, a separate decking area and a large lawn. It is ideal for keen gardeners and families.

Garage







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

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

