

smarthomes

# Walford Drive

Solihull

- An Extremely Well Presented Three Bedroom Family Home
- Extended Fitted Kitchen & Guest W.C
- West Facing Rear Garden
- Two Reception Rooms

**£300,000**

Current EPC Rating - D

Current Council Tax Band - C











## Property Description

An extremely well presented and extended semi-detached family home situated in a most convenient location and benefiting from no upward chain. Offering accommodation comprising two reception rooms, extended breakfast kitchen, guest W.C, three bedrooms, family shower room, West facing rear garden, side garage and 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

Reception Room One to Front

Reception Room Two to Rear 4.9m x 2.6m (16'0" x 8'6")

Extended Breakfast Kitchen to Rear 4.7m max x 3.3m max (15'5" max x 10'9" max)

Guest W.C

Bedroom One to Front 3.6m x 2.5m (11'9" x 8'2")

Bedroom Two to Rear 3.4m x 3.2m (11'1" x 10'5")

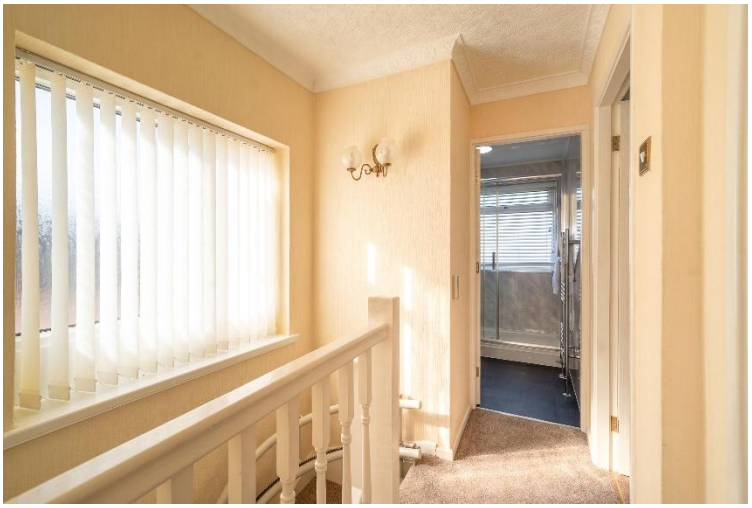
Bedroom Three to Front 2.5m x 1.7m (8'2" x 5'6")

Family Shower Room 2m x 1.6m (6'6" x 5'2")

Garage 6m x 2.8m (19'8" x 9'2")

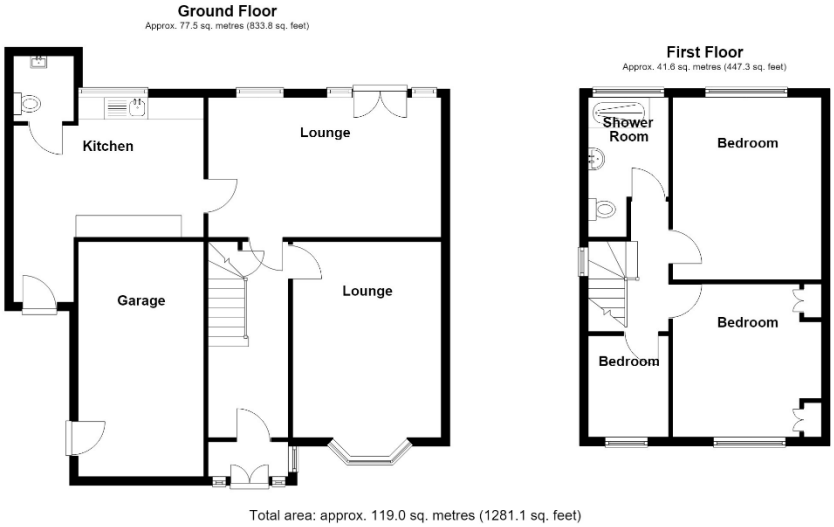
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C












Total area: approx. 119.0 sq. metres (1281.1 sq. feet)

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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 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.