



9 Waldeve Grove, B92 9QT

Sale Price of £600,000



**Love
Property Co.**

9 Waldeve Grove, Solihull, B92 9QT

Tenure – Freehold

EPC Rating – C

Council Tax Band - E

Love Property Co are pleased to offer this must be viewed to be appreciated extended, beautifully presented well maintained 1714.1 sq. ft (159.2sq. metres) property offering four double bedrooms and large kitchen/diner with integrated appliances and benefits from a private, well-established garden with patio areas and off-road parking for multiple vehicles with a single electric garage.

The hallway provides access to all downstairs rooms including kitchen/diner, utility lounge, wc study and garage.

To the first floor there are four double bedrooms, with the principal bedroom having an en-suite and built in wardrobes. There is a large family bathroom with separate bath and shower.

The mainly boarded loft has ladders and light.

Externally the private well maintained, well stocked shrubbed garden is mainly laid to lawn with hedges and has two patio areas. The block paved & tarmac driveway has parking for multiple cars with a single garage with electric doors. Landscaping to the front garden

PROPERTY LOCATION

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. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



PROPERTY MEASUREMENTS:

KITCHEN/DINER

15' 3" x 32' 10" (4.65m x 10.00m)

UTILTY

7' 3" x 8' 1" (5.04m x 9.26m)

LOUNGE

14' 0" x 14' 0" (4.26m x 4.58m)

WC

4' 4" x 5' 5" (1.31m x 1.64m)

PRINCIPAL BEDROOM ONE

11' 10" x 13' 1" (3.60m x 3.99m)

EN-SUITE

10' 7" x 5' 11" (3.23m x 1.80m)

BEDROOM TWO

9' 3" x 14' 3" (2.82m x 4.36m)

BEDROOM THREE

12' 4" x 8' 6" (3.77m x 2.59m)

BEDROOM FOUR

9' 3" x 9' 3" (2.82m x 2.82m)

FAMILY BATHROOM

10' 7" x 7' 5" (3.23m x 2.25m)

GARAGE

12' 5" x 8' 1" (3.79m x 2.45m)

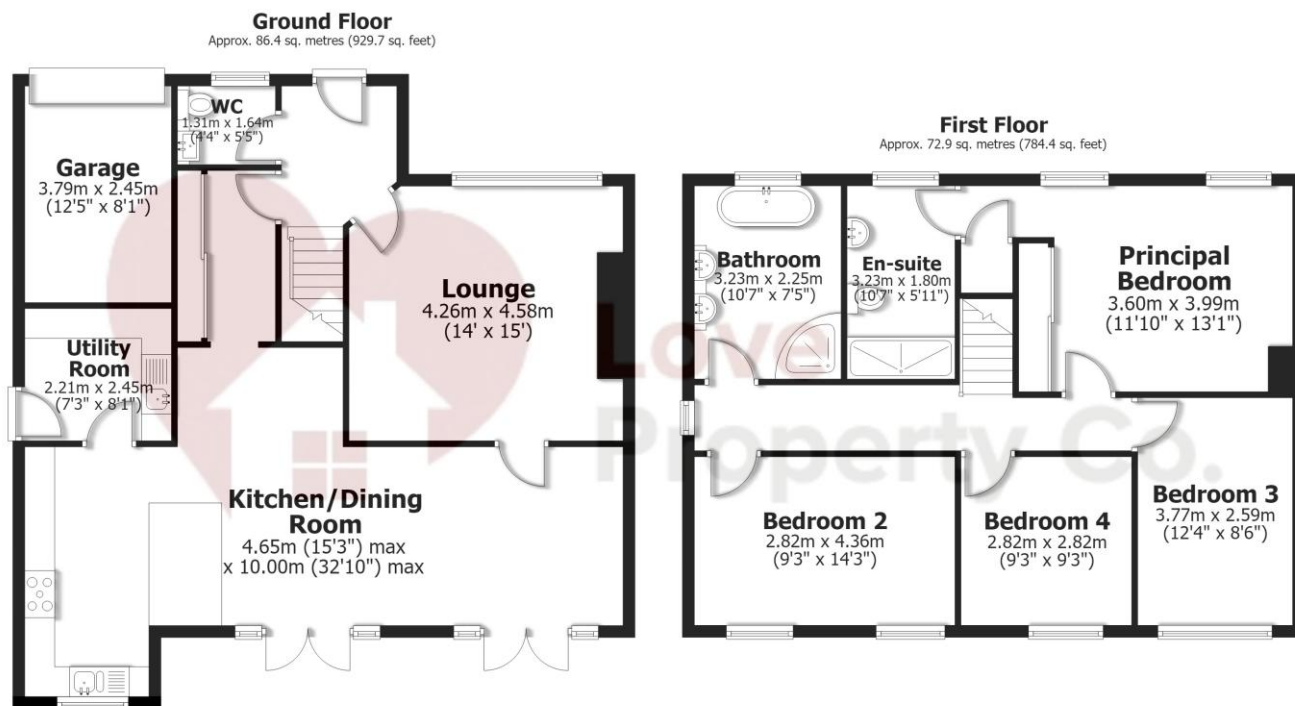
TOTAL SQUARE FOOTAGE

1714.1 sq. Feet (159.2 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 159.2 sq. metres (1714.1 sq. feet)



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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