



smarthomes

Wells Green Road

Solihull, West Midlands, B92 7PG

- A Three Bedroom Semi Detached Family Home
- Family Bathroom & Ground Floor Shower Room
- Two Reception Rooms, Dining Kitchen & Conservatory
- Delightful Generous South East Facing Rear Garden

Offers Over £400,000

EPC Rating '52'

Council Tax Band - D





Property Description

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 the new 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.

The property is set back from the road behind a block paved driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With laminate flooring, wall lighting and UPVC obscure double glazed door leading through to



Entrance Hall

With ceiling light point, radiator, laminate flooring, dado rail, feature archway, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

Extended Lounge to Rear

20' 7" x 12' 7" (6.27m x 3.84m) With two ceiling light points, coving to ceiling, wall lighting, feature fireplace with gas fire, marble effect hearth and stone effect mantle and double glazed windows and French doors leading into

Conservatory

11' 6" x 9' 0" (3.51m x 2.74m) With double glazed roof, laminate flooring, power points and double glazed French doors leading out to the attractive rear garden

Sitting Room to Front

11' 9" plus bay x 9' 11" (3.58m x 3.02m) With double glazed bay window to front elevation, ceiling light point, radiator, feature fireplace with gas fire, marble effect hearth and wooden mantle, laminate flooring and coving to ceiling

Dining Kitchen to Rear

12' 9" x 12' 4" (3.89m x 3.76m) Being fitted with a range of wall, drawer and base units incorporating glazed and shelved display cabinets, complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, integrated dishwasher and fridge freezer, double glazed window to rear, double glazed door leading out to the rear garden, tiled flooring, radiator and spot lights to ceiling

Ground Floor Shower Room

Being fitted with a vanity sink unit, shower cubicle with electric power shower, low flush WC, tiling to water prone areas, ceiling light point and radiator

Accommodation on the First Floor

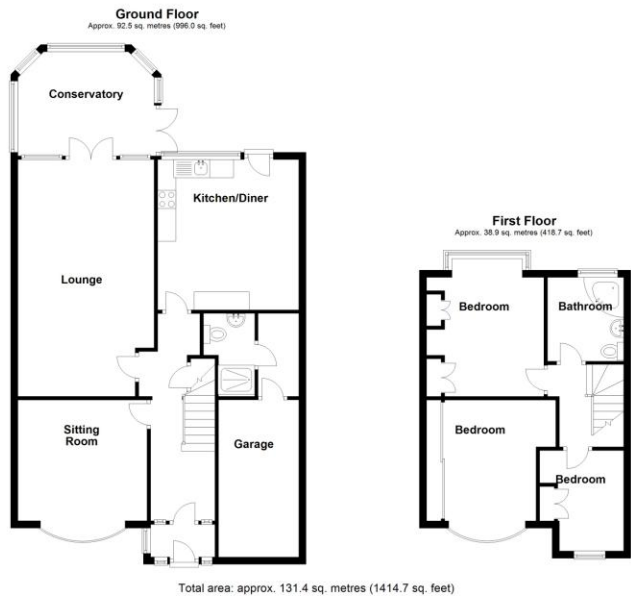
Landing

With obscure double glazed window to side elevation, ceiling light point and doors leading off to

Bedroom One to Front

9' 11" plus bay x 8' 2" plus fitted wardrobes (3.02m x 2.49m) With double glazed bay window to front elevation, ceiling light point, radiator and fitted wardrobes with sliding mirrored doors





Bedroom Two to Rear

12' 7" x 10' 11" including fitted wardrobes (3.84m x 3.33m) With double glazed window to rear elevation, fitted wardrobes and drawers, radiator and ceiling light point

Bedroom Three to Front

6' 0" x 7' 2" plus fitted wardrobes (1.83m x 2.18m) With double glazed window to front elevation, fitted wardrobes and cupboards, laminate flooring, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising tiled panelled corner bath with telephone effect mixer tap with shower attachment and thermostatic shower, WC and wash hand basin enclosed in vanity unit, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point

Generous South East Facing Rear Garden

Being mainly laid to lawn with feature raised patio, further paved patio, flowering shrub borders, fencing and conifers to boundaries and timber storage shed

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements