



WOODSIDE WAY, SOLIHULL, B91 1HB  
ASKING PRICE OF £850,000





»X Impressive Four Bedroom Detached Bungalow

»X Sought After Location

»X In Need Of Some Modernisation

»X Large Plot

»X No Upward Chain

»X Spacious Lounge/Dining Room

»X Four Bedrooms

»X Ensuite Bathroom and Shower Room

»X Double Garage

## PROPERTY OVERVIEW

Situated on one of the most sought after roads in Solihull, an ideal opportunity to purchase this spacious four bedrooms detached bungalow in need of some modernisation. The property benefits from gas central heating, double glazing and has the potential (subject to the correct planning permission) of a development opportunity. We recommend early viewing on this bungalow which briefly comprises: enclosed porch, impressive entrance hall, spacious lounge/dining room, breakfast kitchen, utility area, four good size bedrooms, shower room, ensuite bathroom, double garage and large established gardens.

## 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

### COUNCIL TAX

Band G

### TENURE

Freehold

### SERVICES

Water meter, mains gas, electricity and sewers

### BROADBAND

Talk Talk

### LOFT SPACE

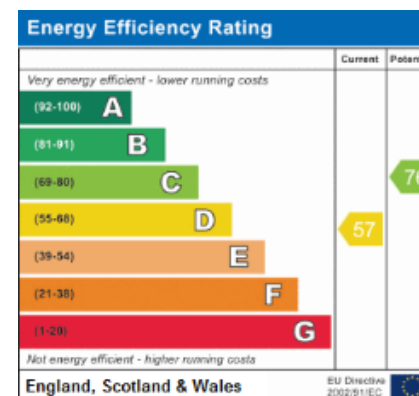
With ladder

### GARDEN

North facing

## ITEMS INCLUDED IN THE SALE

All carpets, curtains and light fittings and fitted wardrobes in four bedrooms



**ENCLOSED PORCH**

9' 11" x 5' 6" (3.04m x 1.69m)

**ENTRANCE HALL**

16' 9" x 14' 7" (5.13m x 4.47m)

**LOUNGE/DINING ROOM**

25' 0" x 19' 10" (max) (7.63m x 6.07m)

**BREAKFAST KITCHEN**

17' 10" x 9' 10" (5.44m x 3.02m)

**UTILITY**

12' 5" x 10' 8" (max) (3.79m x 3.26m)

**WC**

**BEDROOM ONE**

16' 0" x 11' 0" (4.89m x 3.36m)

**ENSUITE**

9' 0" x 8' 7" (2.76m x 2.64m)

**BEDROOM TWO**

16' 0" x 11' 11" (4.88m x 3.65m)

**BEDROOM THREE**

11' 11" x 10' 11" (3.65m x 3.35m)

**BEDROOM FOUR/STUDY**

8' 4" x 7' 4" (2.55m x 2.25m)

**SHOWER ROOM**

9' 10" x 3' 6" (3.00m x 1.07m)

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

18' 3" x 14' 0" (5.58m x 4.27m)

**LARGE GARDEN**

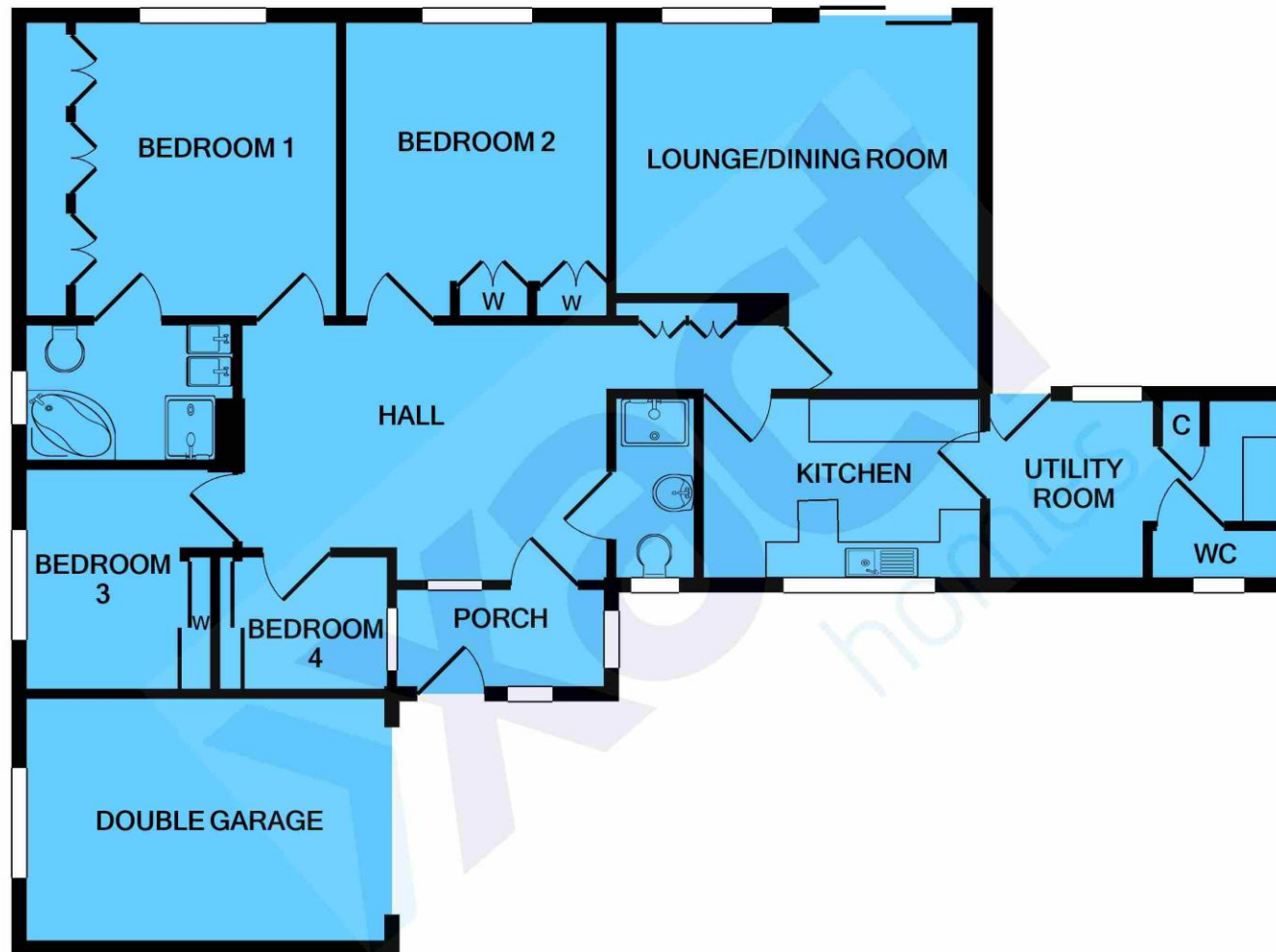












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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