



smarthomes

Wells Green Road

Solihull, West Midlands, B92 7PG

- A Well Presented & Extended Semi Detached Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Kitchen

£369,950

EPC Rating '65'





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 tarmac driveway providing off road parking extending to garage doors and UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and obscure glazed hardwood door leading through to



Entrance Hall

With wall lighting, coving to ceiling, radiator, laminate flooring, stairs leading to the first floor accommodation with under-stairs storage cupboard and feature part glazed doors leading off to

Lounge to Rear

18' 5" x 10' 5" (5.61m x 3.18m) With ceiling light point, wall lighting, radiator, decorative coving to ceiling, laminate flooring, double glazed windows and French doors with American style shutters leading out to the rear garden, feature fireplace with gas fire, marble effect hearth and wooden surround and feature part glazed double doors leading into



Dining Room to Front

11' 10" x 9' 11" plus bay (3.61m x 3.02m) With double glazed bay window to front elevation, ceiling light point, decorative coving to ceiling, radiator and laminate flooring

Extended & Re-Fitted Kitchen to Rear

15' 3" x 7' 2" (4.65m x 2.18m) Being re-fitted with a modern range of handle-less, high gloss wall, drawer and base units, complementary work surfaces with matching up-stands, sink and drainer unit with mixer tap, five ring gas hob with feature splashback and extractor canopy over, inset eye-level oven and grill, integrated dishwasher, double glazed window to rear elevation, tiled flooring, useful under-stairs storage cupboard, ceiling light points, vertical radiator and part glazed door leading into



Utility Room

20' 3" x 5' 9" (6.17m x 1.75m) With wall units, work surface, space and plumbing for washing machine, space for American style fridge freezer, Velux window, tiled flooring, radiator, spot lights to ceiling, double glazed door to garden, doors to garage and study/bedroom four and door to

Guest WC

With low flush WC, wall mounted wash hand basin with tiling to splashback, ceiling light point, radiator and tiled flooring



Study/Bedroom Four

14' 7" x 5' 7" (4.44m x 1.7m) With double glazed windows and French doors leading to the rear garden, spot lights to ceiling, tiled floor and radiator

Accommodation on the First Floor

Landing

With access to loft space via drop down ladder, ceiling light point, obscure double glazed window to side and doors leading off to



Bedroom One to Rear

12' 8" x 10' 11" (3.86m x 3.33m) With spot lights to ceiling, radiator and double glazed window to rear elevation with American style shutters

Bedroom Two to Front

11' 10" x 9' 10" into bay (3.61m x 3m) With, radiator, ceiling light point, laminate flooring and double glazed bay window to front elevation with American style shutters

Bedroom Three to Front

7' 3" x 5' 10" (2.21m x 1.78m) With laminate flooring, double glazed window to front elevation with American style shutters, radiator and ceiling light point



Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with shower over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to walls, heated towel rail and spot lights to ceiling

Good Size Rear Garden

Being mainly laid to lawn with two large paved patios, slate chipped borders, brick walls and fencing to boundaries and mature shrubbery

Garage

With garage door to driveway

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(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