



Widney Manor Road, Solihull

Offers Over £625,000





Widney Manor Road

Solihull

PROPERTY OVERVIEW

A fantastic opportunity to purchase this superb 1800s Old Bakehouse situated in a most sought after location and excellent school catchments including being close to St. Alphege School. This property has been recently redecorated throughout having many original features with a modern contemporary twist. This property is offered to the market with NO UPWARD CHAIN and briefly comprises of: impressive entrance hall/sitting room, guest cloakroom, living room, dining room, fitted breakfast/kitchen, laundry room, four good sized bedrooms, family bathroom, wrap round garden and off road parking.



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.



ENTRANCE HALL/SITTING ROOM

10' 1" x 10' 3" (3.08m x 3.12m)

GUEST WC

5' 11" x 2' 7" (1.81m x 0.8m)

LIVING ROOM

23' 9" x 11' 11" (7.23m x 3.64m)

DINING ROOM

12' 5" x 8' 2" (3.79m x 2.48m)

KITCHEN

13' 0" x 13' 2" (3.97m x 4.02m)

LAUNDRY/UTILTIY ROOM

5' 10" x 4' 2" (1.79m x 1.26m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 10" x 10' 11" (3.61m x 3.34m)

BEDROOM TWO

9' 5" x 13' 1" (2.87m x 3.98m)

BEDROOM THREE

10' 11" x 8' 6" (3.33m x 2.6m)

BEDROOM FOUR

9' 2" x 6' 11" (2.8m x 2.11m)

BATHROOM

12' 11" x 7' 2" (3.93m x 2.18m)

OUTSIDE THE PROPERTY

GARDEN

Wrap around

OFF ROAD PARKING

ITEMS TO BE INCLUDED IN THE SALE

TBC





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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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