



smarthomes

## Widney Lane

Solihull, West Midlands, B91 3LS

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Extended & Re-Fitted Dining Kitchen

**£525,000**

EPC Rating - 51

Current 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 tarmac driveway providing off road parking, screening conifers and a feature arched storm porch with a composite front door leading into

### Entrance Hallway

With dado rail, built in cloaks cupboard, engineered wooden flooring, wall light point, radiator, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to





### **Dining Room to Front**

16' 3" x 10' 5" (4.95m x 3.18m) With UPVC double glazed bay window to front elevation with plantation shutters, coving to ceiling, wall mounted radiator and ceiling light point

### **Lounge to Rear**

19' 6" x 11' 5" (5.94m x 3.48m) With UPVC double glazed sliding patio doors leading to rear garden with matching side windows, engineered wooden flooring, low level heating, dado rail, coving to ceiling, ceiling light point and a feature Adams style fire surround with marble hearth and gas fire



### **Extended and Re-Fitted Breakfast Kitchen to Rear**

16' 7" x 12' 8" (5.05m x 3.86m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating an inset double bowl sink and drainer with mixer tap over. Freestanding Range style cooker with extractor hood over, integrated larder fridge and freezer, integrated dishwasher, tiling to splash back areas, LVT flooring, vertical radiator, ceiling spot lights, feature roof lantern, double glazed window to the rear aspect and double glazed French doors leading to the rear garden



### **Utility Room**

7' 6" x 4' 4" (2.29m x 1.32m) With space and plumbing for washing machine with tumble dryer over, LVT flooring, central heating radiator, ceiling light point and door to

### **Modern Ground Floor Shower Room**

7' 9" x 3' 8" (2.36m x 1.12m) Being re-fitted with a modern white suite comprising of a large shower enclosure, vanity wash hand basin and a low flush W.C. Tiling to splash prone areas, LVT flooring and ceiling light point

### **Landing**

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



### **Bedroom One to Front**

16' 8" x 8' 6" (5.08m x 2.59m) With double glazed bay window to front elevation, two double fitted wardrobes, coving to ceiling, radiator and ceiling light point

### **Bedroom Two to Rear**

15' 2" x 11' 5" (4.62m x 3.48m) With double glazed bay window to rear elevation, radiator and ceiling light point



### Dual Aspect Bedroom Three

8' 8" x 6' 9" (2.64m x 2.06m) With double glazed windows to front and side elevations, Oak effect flooring, coving to ceiling, radiator and ceiling light point

### Modern Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower attachment, large separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, LVT flooring, airing cupboard housing a wall mounted gas central heating boiler, ceiling spot lights and an obscure double glazed window to the rear elevation



### Extensive South/Westerly Facing Rear Garden

Being mainly laid to lawn with porcelain tiled patio area, concrete and stone chimenea, cold water tap, exterior lighting, mature trees, retaining hedgerow and timber built shed

### Garage

Located at the side of the property with side hung doors to property frontage

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.