



Widney Manor Road, Solihull

Guide Price £775,000





PROPERTY OVERVIEW

Situated in a prime location, an ideal opportunity to purchase this impressive traditional three bedroom extended detached which must be viewed internally to be appreciated. This property has been tastefully decorated throughout and benefits from gas central heating, double glazing and offers good family accommodation. This detached house is in within walking distance to Widney Manor Railway Station, Bannatynes gymnasium and Solihull golf course. The accommodation briefly comprises of: recessed porch, entrance hall, dining room, extended living room, guest cloakroom, family room, extended breakfast/kitchen, utility room, three double bedrooms, large luxury fitted bathroom, garden workshop with electrical outlets, single garage and West Facing garden.





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.

Council Tax band: F

Tenure: Freehold



- Three Bedroom Extended Detached
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Tudor Grange School Catchment
- Walking Distance To Widney Manor Railway Station
- Extended Breakfast/Kitchen
- Garden Workshop With Electrical Outlets
- West Facing Garden



RECESS PORCH

ENTRANCE HALL

17' 0" x 12' 6" (5.19m x 3.8m)

DINING ROOM

15' 5" x 12' 7" (4.7m x 3.84m)

GUEST CLOAKROOM

5' 8" x 3' 8" (1.72m x 1.12m)

LIVING ROOM

22' 12" x 11' 7" (7m x 3.53m)

FAMILY ROOM

13' 9" x 11' 12" (4.18m x 3.65m)

BREAKFAST/KITCHEN

23' 6" x 10' 0" (7.16m x 3.06m)

UTILITY ROOM

8' 2" x 5' 8" (2.5m x 1.72m)

FIRST FLOOR

BEDROOM ONE

17' 9" x 11' 7" (5.4m x 3.53m)

BEDROOM TWO

15' 5" x 12' 8" (4.7m x 3.85m)

BEDROOM THREE

14' 10" x 12' 12" (4.51m x 3.96m)

BATHROOM

11' 9" x 13' 9" (3.57m x 4.2m)





OUTSIDE THE PROPERTY

GARAGE

15' 7" x 8' 9" (4.76m x 2.67m)

SIDE PASSAGE

8' 5" x 5' 8" (2.56m x 1.73m)

SOUTH WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Falcon range cooker, extractor, integrated fridge, chest freezer, integrated dishwasher, all carpets, all blinds, all curtains, fitted wardrobes in three bedrooms, all light fittings, garden workshop with electrical outlets and CCTV.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

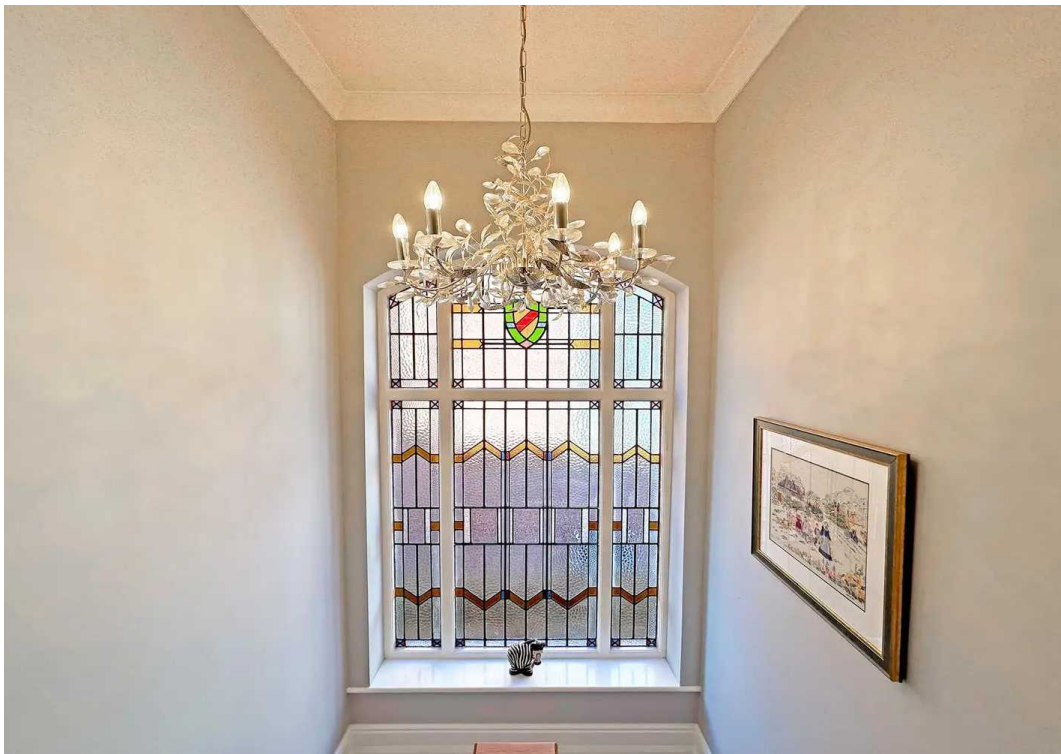
Freestanding larder cupboard in the kitchen.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky. Loft Space: with ladder and lighting.

MONEY LAUNDERING REGULATIONS

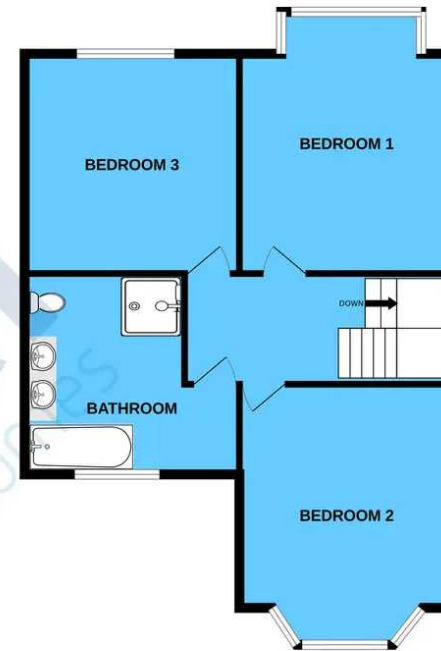
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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