



Whatcote Green

Solihull, West Midlands, B92 9NH

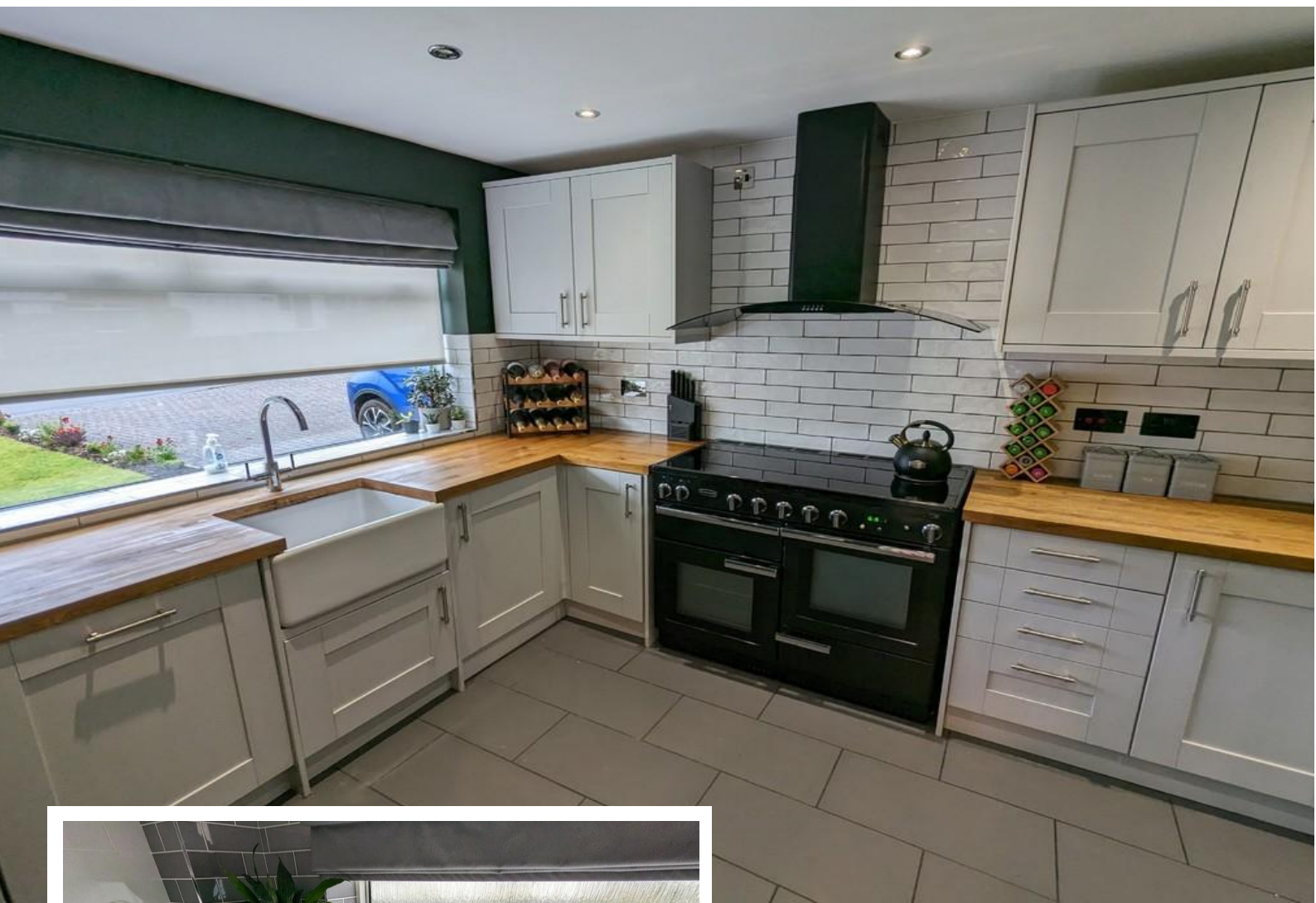
- A Beautifully Presented Link Detached Family Home
- Three Bedrooms
- Lounge Diner
- Re-Fitted Kitchen

£370,000

EPC Rating - 56

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 with lawned edging to the side behind a block paved driveway providing off road parking extending to garage door and double glazed front door leading through to



Entrance Hallway

With ceiling light point, coving to ceiling, vertical radiator, stripped wood effect flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, vanity sink with storage below, complementary tiling to walls, tiled flooring, obscure double glazed window to front, ladder style radiator and spot lights to ceiling



Re-Fitted Kitchen to Front

8' 7" x 12' 8" (2.62m x 3.86m) Being re-fitted with a range of wall, drawer and base units with complementary wooden work surfaces, Belfast sink with mixer tap, metro tiling to splashback areas, space for range style cooker with extractor canopy over, integrated dishwasher and washing machine, space for American style fridge freezer, spot lights to ceiling, tiled flooring, vertical radiator and double glazed window to front



Lounge Diner to Rear

15' 2" x 16' 9" (4.62m x 5.11m) With double glazed windows and sliding patio doors leading out to the South West facing rear garden, stripped wood effect flooring, two ceiling light points, two vertical radiators, solid fuel log burner with mantle shelf over and air conditioning unit

Accommodation on the First Floor

Landing

With ceiling light point, airing cupboard housing boiler, coving to ceiling and doors leading off to

Bedroom One to Rear

9' 4" x 15' 3" max (2.84m x 4.65m) With feature floor to ceiling double glazed window to rear, further double glazed window to rear, radiator, timber effect flooring, feature panelling, ceiling light point, wall lighting and fitted wardrobes with sliding doors

Bedroom Two to Front

12' 8" x 8' 11" (3.86m x 2.72m) With feature floor to ceiling double glazed window to front elevation, vertical radiator, ceiling light point and fitted wardrobes with sliding doors





Bedroom Three

9' 0" x 7' 2" (2.74m x 2.18m) With double glazed window to side elevation, radiator, ceiling light point, loft access and fitted wardrobes with sliding doors

Re-Fitted Family Bathroom

6' 0" x 6' 9" (1.83m x 2.06m) Being re-fitted with a three piece white suite comprising; P-shaped Jacuzzi style panelled bath with thermostatic rainfall shower over, further handheld shower attachment and glazed screen, low flush WC and vanity wash hand basin with storage below, obscure double glazed window to side, contemporary tiling to walls, ladder style radiator, extractor, shaver socket and ceiling light point

South West Facing Rear Garden

Being mainly laid to lawn with paved patio, hardstanding to rear, fencing to boundaries and a range of mature shrubs and bushes

Garage

9' 4" x 18' 8" (2.84m x 5.69m) With automatic electric up and over 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. Current council tax band - D

