



smarthomes

## Wheeley Road

Solihull, West Midlands, B92 9PD

- A Link Detached Family Home on a Corner Plot
- Three Bedrooms with Fitted Wardrobes
- Extended Lounge Diner
- Re-Fitted Family Bathroom & Shower Room

Offers in Region of

**£330,000**

EPC Rating - 68

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 on a corner plot, back from the road behind a lawned fore garden with paved driveway providing off road parking extending to car-port with external lighting, up and over garage door, UPVC door to bin store and UPVC double glazed front door leading through to





### Entrance Hallway

With obscured windows, wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

### Guest WC

With low flush WC, vanity sink, tiling to splashback, radiator, panelling to half height, wood effect flooring and ceiling light point

### Extended L-Shaped Lounge Diner to Rear

17' 11" max x 20' 10" max (5.46m x 6.35m) With double glazed windows to rear, double glazed French doors leading out to the rear garden, two radiators, gas fireplace with marble effect surround, ceiling light point, wall lighting, wood effect flooring and double glazed doors leading through to



### Breakfast Kitchen to Front

13' 2" x 13' 3" max (4.01m x 4.04m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, inset sink and drainer with mixer tap, tiling to splashback areas, four ring hob with extractor over, inset electric oven and grill, space and plumbing for dishwasher, built-in larder unit, radiator, slate effect tiling to floor, spot lights to ceiling, double glazed bow window to front elevation and double glazed door leading out to the rear garden



### Accommodation on the First Floor

#### Landing

With wall lighting, airing cupboard and doors leading off to

#### Bedroom One to Rear

11' 8" up to wardrobe x 8' 4" (3.56m x 2.54m) With double glazed window to rear elevation, radiator, wall lighting, picture rail and a range of fitted wardrobes

#### Bedroom Two to Front

9' 5" x 9' 5" up to wardrobes (2.87m x 2.87m) With double glazed window to front elevation, radiator, fitted wardrobes, dado rail and ceiling light point







### Bedroom Three to Rear

8' 8" x 7' 7" (2.64m x 2.31m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobe

### Re-Fitted Family Bathroom to Front

Being re-fitted with a three piece white suite comprising; panelled bath with shower attachment, WC with enclosed cistern and vanity sink, obscure double glazed window to front, complementary marble effect tiling to walls and wood effect flooring

### Re-Fitted Shower Room

With Metro tiling to water prone areas, thermostatic shower with overhead rainfall shower and aqua-panelling to walls

### Pleasant Rear Garden

Being landscaped for low maintenance with block paved patio, steps to shingle area with circular paved terrace, shaped mature borders, timber shed and door to garage

### Garage

8' 4" x 18' 1" (2.54m x 5.51m) With up and over garage door to car-port and driveway and door to rear garden

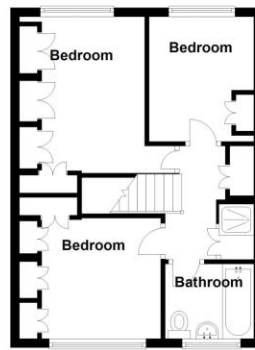
### Tenure

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 Nigel Hodges. Current council tax band - D

**Ground Floor**  
Approx. 64.7 sq. metres (695.7 sq. feet)



**First Floor**  
Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.