



Wherretts Well Lane, Solihull

Guide Price £300,000





PROPERTY OVERVIEW

Located on a highly sought after road in Solihull is this delightful two bedroom end-terrace property which benefits from an abundance of natural light throughout and presents an ideal opportunity for first-time buyers or investors. The property is set behind a lawn fore-garden and the ground floor accommodation is accessed via a welcoming entrance hallway and consists of:- a large dual aspect living / dining room with feature fire place and excellent views to both the front of the property and rear garden; a fitted kitchen with integrated appliances; and a downstairs toilet. The first floor is made up of two generously sized double bedrooms with ample space for free standing storage and a family bathroom. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn, a superb home office / garden room which is fully insulated, and a single garage located in a detached block with an allocated parking space. To view this superb property call Xact Homes today on 0121 712 6222.





PROPERTY LOCATION

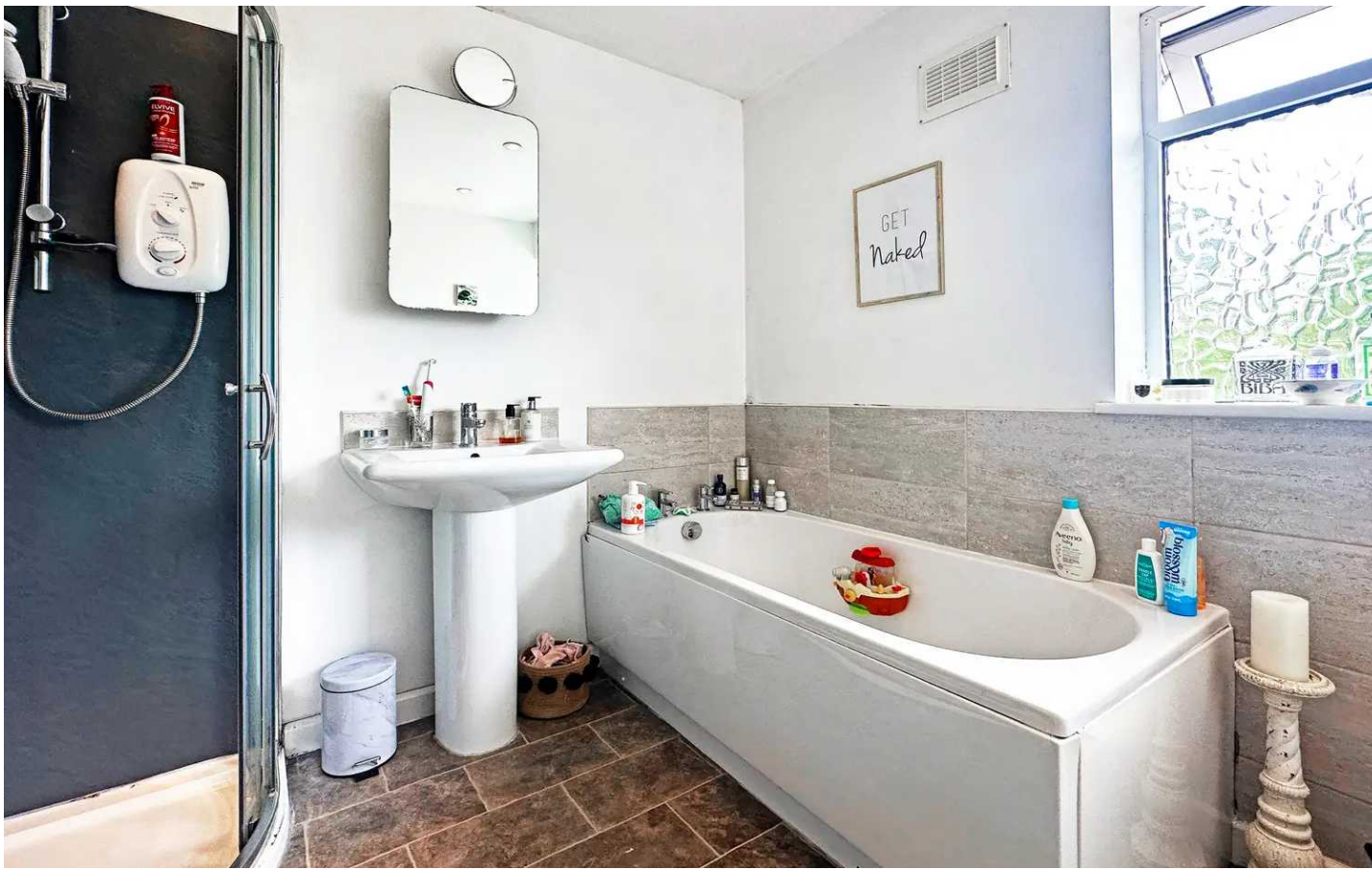
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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: C

Tenure: Freehold



- Two Bedroom End Terrace Property
- Ideal For First Time Buyers Or Investors
- Dual Aspect Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- Lawn Rear Garden
- Home Office / Garden Room
- Single Garage & Allocated Parking



ENTRANCE HALLWAY

LIVING/DINING ROOM

24' 6" x 11' 9" (7.46m x 3.57m)

KITCHEN

8' 1" x 9' 9" (2.46m x 2.97m)

WC

FIRST FLOOR

BEDROOM ONE

12' 10" x 11' 9" (3.9m x 3.58m)

BEDROOM TWO

10' 4" x 10' 9" (3.16m x 3.28m)

BATHROOM

8' 1" x 7' 9" (2.46m x 2.35m)





OUTSIDE THE PROPERTY

HOME OFFICE/GARDEN ROOM

7' 6" x 5' 4" (2.29m x 1.62m)

GARDEN

GARAGE

ALLOCATED PARKING FOR ONE

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hon, extractor, all carpets and some light fittings

FURTHER ITEMS TO BE INCLUDED IN THE SALE

Summer house

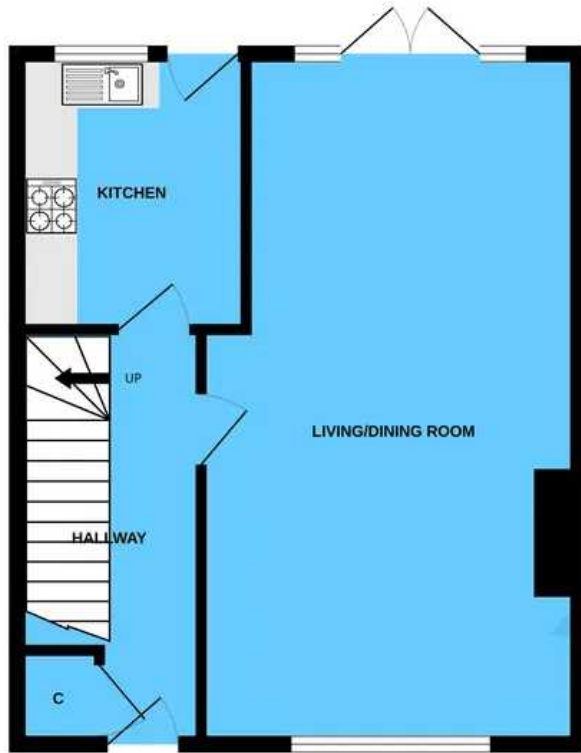
ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-optic.

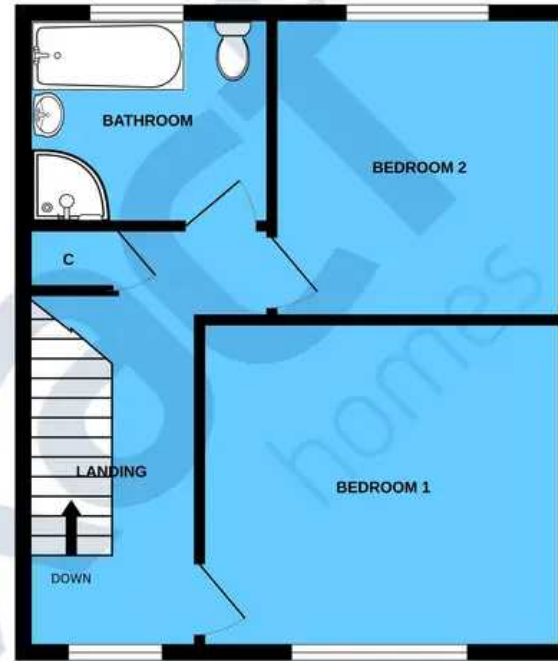
MONEY LAUNDERING REGULATIONS

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



2ND 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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