



smarthomes

## Wherretts Well Lane

Solihull, West Midlands, B91 2SD

- An Extended Period Semi-Detached Property
- Two Bedrooms & Dressing Room/Nursery
- Two Reception Rooms
- Modern Fitted Kitchen

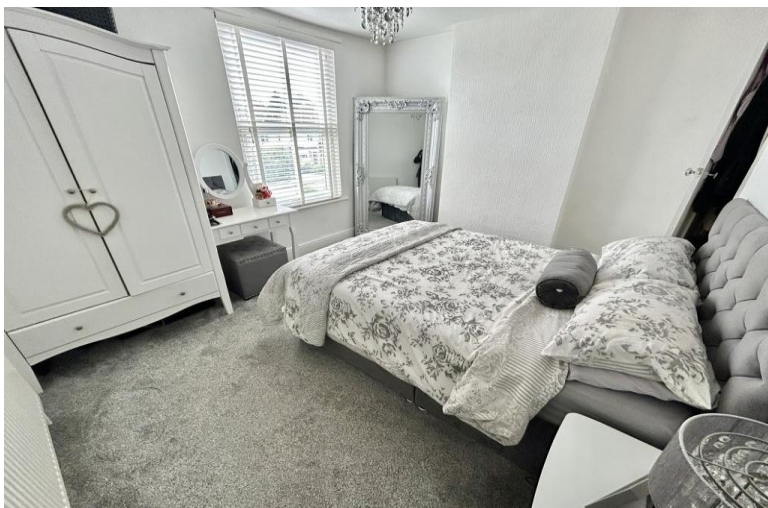
**£300,000**

EPC Rating - 58

Current Council Tax Band - C







## 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 paved driveway providing off road parking with gravelled and laid lawn areas and a paved pathway extending to UPVC double glazed door leading into





### Enclosed Porch

With a further panelled wooden door leading to

### Lounge to Front

12' 7" x 11' 11" (3.84m x 3.63m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and door to

### Dining Room to Side

11' 5" x 11' 3" (3.48m x 3.43m) With two double glazed windows to side elevation, feature fire surround, radiator, ceiling light point, stairs rising to first floor with under stairs storage cupboard and door to



### Modern Fitted Kitchen to Side

10' 11" x 9' 11" (3.33m x 3.02m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for freestanding electric cooker, space and plumbing for washing machine, tiling to splash back areas, radiator, ceiling light point, wall mounted gas central heating boiler, a UPVC double glazed window to the side aspect and door to



### Lobby

With a UPVC double glazed door to rear, ceiling light point and door to

### Modern Ground Floor Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and two obscure UPVC double glazed windows to the rear elevation



### Landing

With ceiling light point and doors leading off to

### Bedroom One to Front

12' x 10' 9" (3.66m x 3.28m) With double glazed window to front elevation, over stairs storage cupboard, radiator and ceiling light point



### Bedroom Two to Rear

12' 1" x 11' 5" (3.68m x 3.48m) With double glazed window to rear elevation, radiator, ceiling light point and door to

### Dressing Room/Nursery to Rear

17' 5" x 6' 10" (5.31m x 2.08m) With double glazed window to rear elevation, radiator, ceiling light point and door to

### En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure with electric shower, wall mounted wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and ceiling light point

### Rear Garden

Being mainly laid to lawn with paved patio, gated access to property frontage and panelled fencing to boundaries

### 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 - C



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>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(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.