



29 WOODFIELD ROAD, SOLIHULL, B91 2DN

ASKING PRICE OF £599,950

EPC: D Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Generous Detached Family Home
- Four Bedrooms
- Spacious Rear Sitting Room
- Dining Room
- Breakfast/Kitchen Room
- Utility Room with WC
- Bathroom with Separate WC
- Splendid Landscaped Garden



Located within the heart of this highly regarded section of Solihull this generous detached residence provides spacious four bedroom accommodation with splendid landscaped garden to rear. Internal inspection is highly recommended to appreciate the living areas including welcoming entrance hallway, dining room, rear sitting room, breakfast room with kitchen, utility room with wc, four family bedrooms, bathroom, separate wc, garage with additional driveway parking.



ENCLOSED ENTRANCE PORCH

WELCOMING ENTRANCE HALLWAY

DINING ROOM 13' 11" x 11' 10" (4.24m x 3.61m)

REAR SITTING ROOM 16' 10" x 11' 10" (5.13m x 3.61m)

BREAKFAST ROOM 11' 10" x 7' 10" (3.61m x 2.39m)

KITCHEN 9' 5" x 4' 10" (2.87m x 1.47m)

UTILITY ROOM 7' 2" x 6' 4" (2.18m x 1.93m)

incorporating access to garage and wc cloaks

FIRST FLOOR LANDING

BEDROOM ONE 16' 2" x 11' 10" (4.93m x 3.61m)

BEDROOM TWO 14' 5" x 12' 0" (4.39m x 3.66m)

BEDROOM THREE 12' 0" x 8' 7" (3.66m x 2.62m)

BEDROOM FOUR 7' 8" x 7' 0" (2.34m x 2.13m)

BATHROOM 7' 4" x 5' 7" (2.24m x 1.7m)

SEPERATE WC

FORE GARDEN

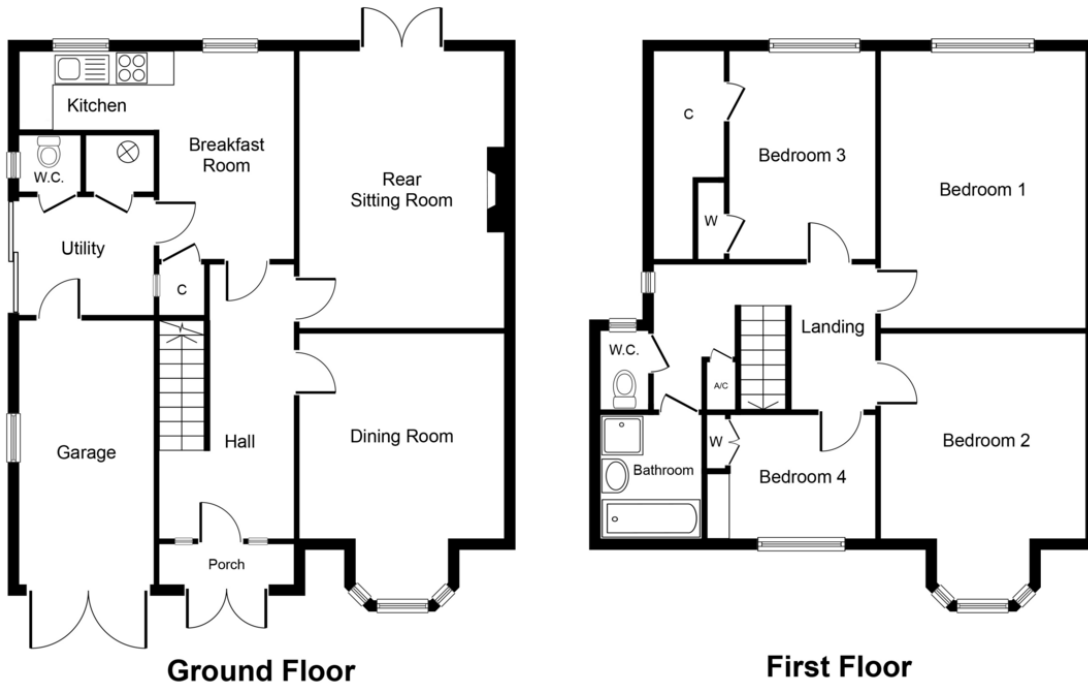
DRIVEWAY

GARAGE 15' 4" x 7' 2" entrance (4.67m x 2.18m)



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

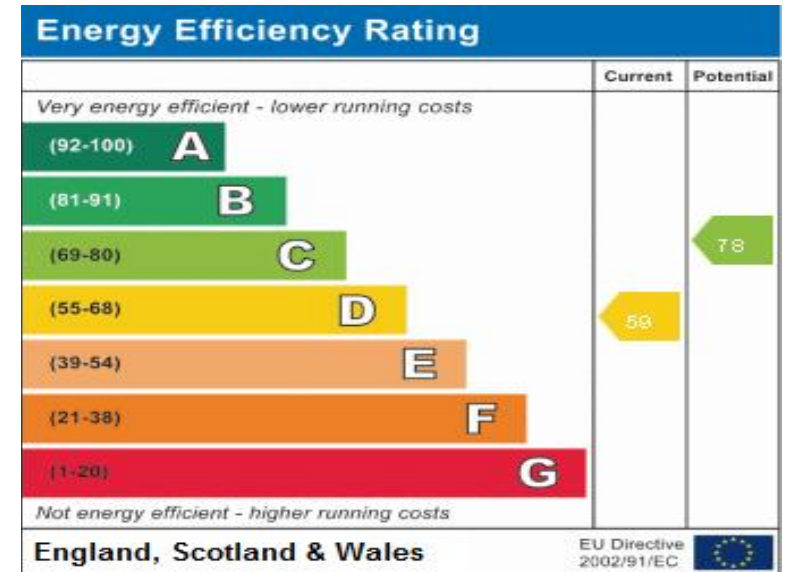




Approx. Gross Internal Floor 1,645 sq. ft. (152.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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