



smarthomes



- A Stunning & Significantly Extended Family Home
- Four/Five Bedrooms
- Impressive Family Dining Kitchen
- Three Contemporary Bathrooms & En-Suite

Wells Green Road, Solihull, West Midlands, B92 7PG

£570,000

A stunning & significantly extended semi detached family home in a sought after location benefitting from four/five bedrooms, detached studio annexe to rear with shower room, impressive family dining kitchen with folding doors opening to landscaped rear garden, lounge, versatile reception room two/ground floor bedroom five, contemporary ground floor shower room, utility room, en-suite shower room, two family bathrooms, under-floor heating through ground floor and off road parking. EPC Rating – 74. 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 behind a block paved driveway providing off road parking with feature LED lights, external wall lighting and composite front door leading through to



Entrance Hallway

With ceiling spotlights, marble effect tiled flooring with under-floor heating, double glazed window to side, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, opening through to family area and door leading into



Lounge to Front

11' 9" x 11' 9" (3.6m x 3.6m) With double glazed bay window to front elevation, ceiling spotlights and marble effect tiled flooring with under floor heating



Impressive Family Dining Kitchen to Rear

29' 6" x 24' 7" max (9m x 7.5m) The family area has a feature tiled entertainment area with inset electric fireplace, ceiling spotlights, air-conditioning and tiled flooring with under-floor heating extending through to the dining kitchen area to rear being fitted with a contemporary range of high gloss wall and base units with feature lighting and Quartz work surfaces with matching backsplash, inset sink with instant hot tap, integrated fridge freezer and dishwasher, inset eye-level Zanussi oven and microwave oven, centre island with five ring Zanussi gas hob, elevated extractor and breakfast bar seating area, roof lantern, folding doors opening up to the landscaped rear garden and doors leading off to



Utility Room

5' 7" x 8' 10" (1.7m x 2.7m) With fitted wall and base units, work surface, sink unit, electric oven, four ring gas hob, extractor, wall mounted Worcester Bosch boiler, space and plumbing for washing machine and tumble dryer, ceiling spotlights and tiled flooring with under-floor heating

Contemporary Ground Floor Shower Room

9' 2" x 8' 10" (2.8m x 2.7m) Being fitted with a contemporary suite comprising of; over-sized walk-in shower enclosure with thermostatic rainfall shower and additional shower attachment, WC with enclosed cistern and wall mounted flush, attractive double vanity sinks with storage shelving below and further shower area with complementary tiling to walls and floor with under-floor heating, two LED vanity mirrors, ceiling spotlights and skylight

Versatile Ground Floor Bedroom Five to Front

16' 0" x 5' 10" (4.9m x 1.8m) With double glazed window to front elevation, ceiling spotlights and marble effect tiled flooring with under floor heating and power points with USB ports

Accommodation on the First Floor

Landing

With obscure double glazed window to side elevation, ceiling spotlights, stairs leading to the second floor accommodation and doors leading off to

Bedroom One to Front

11' 9" x 9' 10" (3.6m x 3.0m) With double glazed bay window to front elevation, fitted wardrobes, ceiling fan, ceiling spotlights, radiator and door leading into

En-Suite Shower Room

5' 10" x 5' 6" (1.8m x 1.7m) Being fitted with a three piece white suite comprising of; shower cubicle with thermostatic rainfall shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls and floor, LED vanity mirror, shaver socket, ladder style radiator, obscure double glazed window and spotlights to ceiling

Bedroom Two to Rear

12' 5" x 10' 9" (3.8m x 3.3m) With double glazed window to rear elevation, spotlights to ceiling and radiator

Family Bathroom to Rear

6' 6" x 7' 6" (2.0m x 2.3m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, spotlights to ceiling, extractor and LED vanity mirror

Accommodation on the Second Floor

Landing

With double glazed window to side, spotlights to ceiling and doors leading off to

Bedroom Three to Rear

8' 8" x 11' 4" (2.64m x 3.45m) With double glazed window to rear elevation, spotlights to ceiling and radiator

Bedroom Four to Front

14' 4" max x 7' 8" (4.37m x 2.34m) With two Velux windows to front elevation, storage to eaves, spotlights to ceiling and radiator

Family Bathroom to Rear

6' 10" x 6' 2" (2.1m x 1.9m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, shaver socket, spotlights to ceiling, extractor and LED vanity mirror

Landscaped Rear Garden

Having a paved patio with steps up to block edged lawn, outdoor sockets, fencing to boundaries and providing access to studio annex with veranda having spotlights, two outdoor heaters and water tap

Studio Annex

22' 8" x 13' 6" (6.91m x 4.11m) Having folding doors to landscaped rear garden, wall and base units with work surface and sink area, space for fridge freezer, spotlights to ceiling, two radiators, wall mounted boiler, tiled floor and door leading into

Shower Room

Being fitted with a corner shower cubicle with thermostatic rainfall shower, low flush WC and vanity wash hand basin, obscure double glazed window to side, LED vanity mirror, tiling to walls and floor and spotlights to ceiling

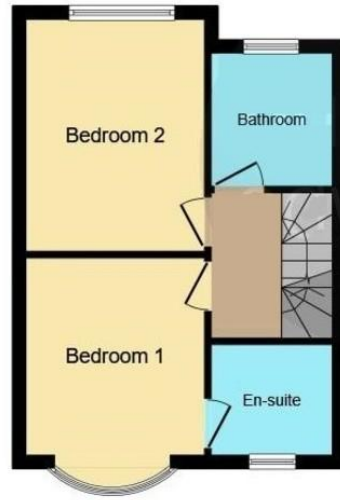
Tenure

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





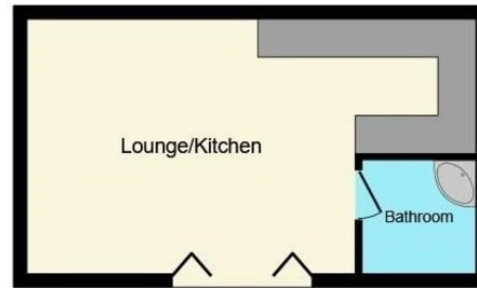
Ground Floor



First Floor



Second Floor



Annex



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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.