



Wharton Avenue

Solihull, West Midlands, B92 9LZ

- An Extended Link Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

Offers Over £300,000

EPC Rating 50

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 back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to car-port with exterior lighting, storage cupboard, up and over garage door and UPVC obscure double glazed door leading into



Entrance Hall

With ceiling light point, radiator, stairs leading to the first floor accommodation, dado rail and doors leading off to

Guest WC

With obscure double glazed window to front elevation, low flush WC, wash hand basin with tiled splashback, wood effect flooring, radiator, ceiling light point and cupboard with space and plumbing for washing machine



Kitchen to Front

14' 1" x 8' 6" (4.3m x 2.6m) Being fitted with a range of wall, drawer and base units with wood effect work surfaces, double sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level oven and grill, space for fridge freezer, service hatch to lounge, radiator, ceiling light point with fan, double glazed bow window to front, coving to ceiling, wood effect flooring and wall mounted Baxi boiler



Lounge to Rear

17' 0" x 15' 1" (5.2m x 4.6m) With sliding patio doors leading out to the rear garden, two ceiling light points, coving to ceiling, feature alcove with wood panelling, wall lighting and electric fireplace, two radiators and door leading through to

Dining Room to Rear

9' 2" x 10' 5" (2.8m x 3.2m) With double glazed windows to rear elevation, radiator, ceiling light point, wall lighting and UPVC double glazed door leading out to the rear garden



West Facing Rear Garden

Being mainly laid to lawn with paved patio, stepping stone pathway, gated side access, security lighting, timber shed and fencing and hedging to boundaries

Accommodation on the First Floor

Landing

With obscure double glazed window to side, ceiling light point, airing cupboard and doors leading off to



Bedroom One to Rear

12' 9" x 9' 2" (3.9m x 2.8m) With double glazed window to rear elevation, radiator, coving to ceiling, wall lighting, ceiling light point and fitted wardrobes

Bedroom Two to Front

11' 9" x 7' 10" (3.6m x 2.4m) With double glazed window to front elevation, radiator, ceiling light point, loft access and a range of fitted furniture

Bedroom Three to Front

9' 10" x 6' 6" (3.0m x 2.0m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and a range of fitted furniture

Family Bathroom

9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a three piece white suite comprising; corner panelled bath with electric shower over, low flush WC and vanity wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to side, radiator and ceiling light point

Garage

14' 9" x 8' 2" (4.5m x 2.5m) With metal up and over garage door to car-port and ceiling light point

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

