

12 Wentworth Road

Solihull, B92 7NA





SPACIOUS THREE DOUBLE BEDROOM SEMI DETACHED RESIDENCE

- Extended Semi Detached Residence
- Three Double Bedrooms
- Spacious Living Room & Sitting Room
- Breakfast Kitchen, Utility Room & Separate WC
- Superb Rear Garden
- Backing on Parkland
- Cul De Sac Position
- Easy Access to Local Park
- Double Glazing & Gas Central Heating
- Driveway

ACCOMMODATION

An extended, spacious, well presented three double bedroom semi detached residence enjoying a cul de sac position within a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; entrance hall, sitting room, large living room, breakfast kitchen, utility room, separate wc, first floor landing, three double bedrooms, family bathroom/wc, driveway, fantastic rear garden which backs onto parkland.



ENTRANCE HALL

DINING ROOM

12' 5" x 11' 0" (3.78m x 3.35m)

SPACIOUS LOUNGE

13' 2" x 10' 10" (4.01m x 3.3m)

BREAKFAST KITCHEN

17' 1" x 9' 6" max 5' 10" min
(5.21m x 2.9m 1.78m)

UTILITY ROOM

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE

15' 0" max 11' 8" min x 13' 2" into
bay (4.57m 3.56m x 4.01m)

BEDROOM TWO

14' 7" x 9' 7" max 8' 0" min (4.44m
x 2.92m 2.44m)

BEDROOM THREE

10' 10" x 8' 8" (3.3m x 2.64m)

FAMILY BATHROOM/WC

DRIVEWAY

SUPERB REAR GARDEN

which backs onto parkland





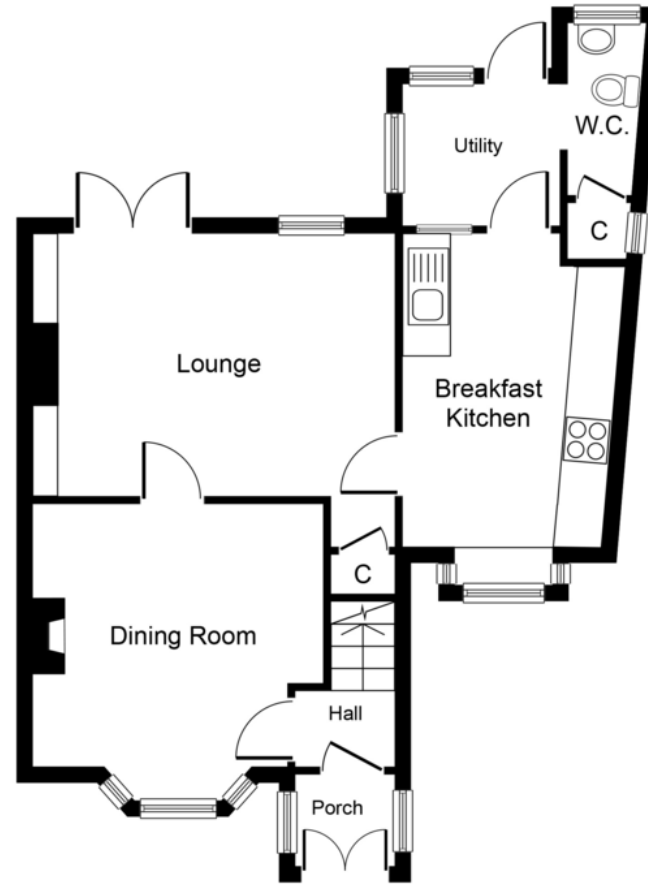




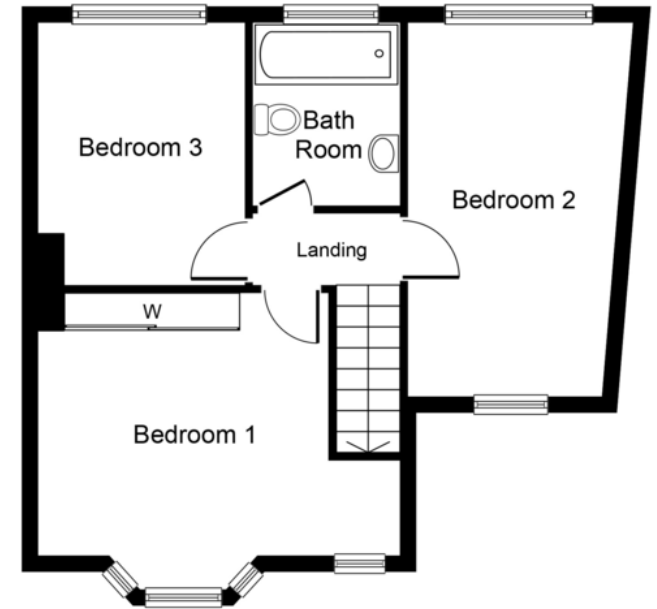
Asking Price Of £339,950

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)



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,015 sq. ft (94.3 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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Floorplan – For identification purposes only

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |