



smarthomes

Walford Drive

Solihull, B92 9DR

- A Beautifully Presented & Extended Semi-Detached Family Home
- Three Bedrooms
- Extended Open Plan Family Kitchen/Diner
- Re-Fitted Family Shower Room

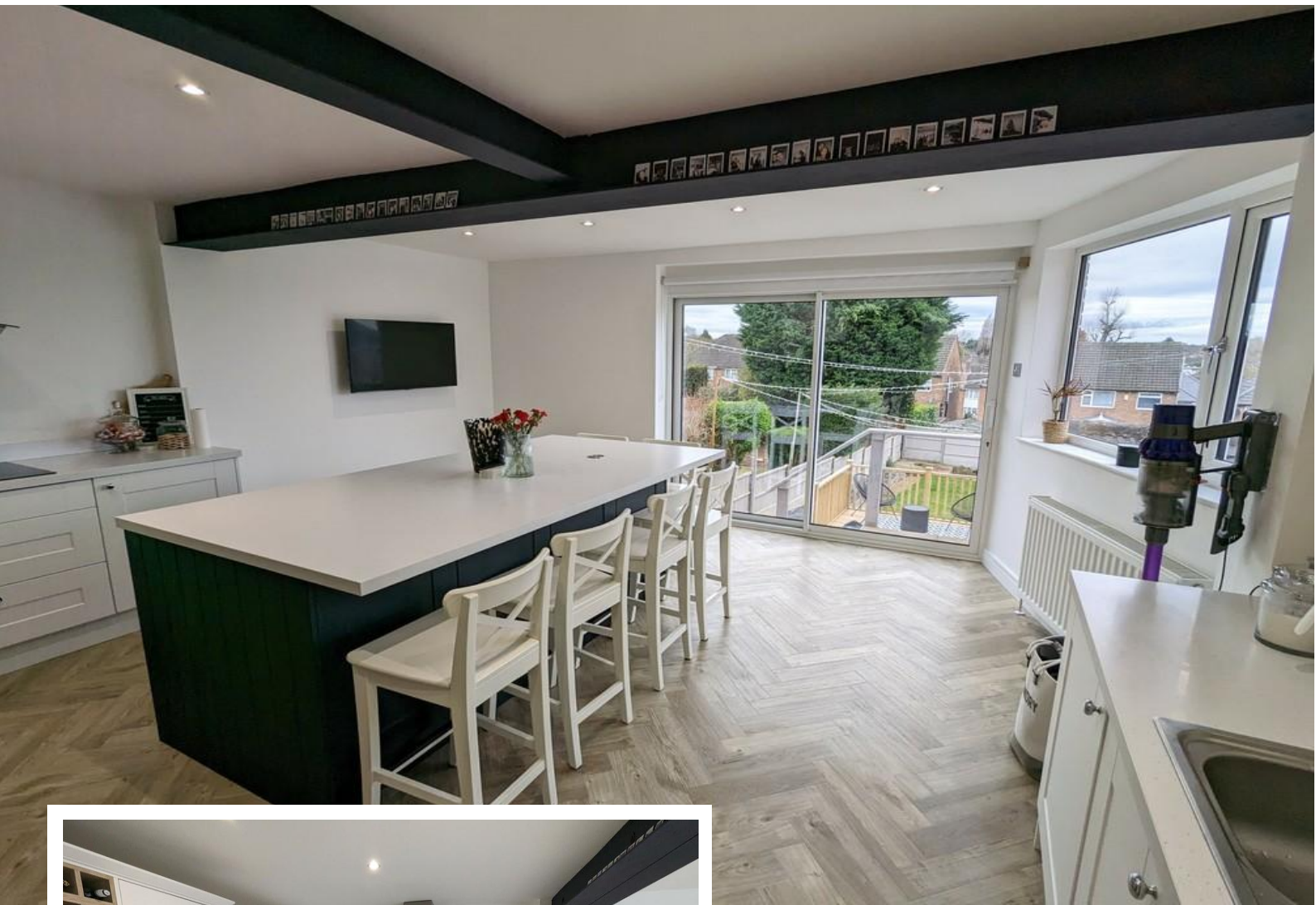
Offers Over

£335,000

EPC Rating - TBC

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 block paved driveway providing off road parking via a shared dropped kerb and extending to a UPVC double glazed door leading into



Enclosed Porch

With a further glazed door with matching side windows leading to

Entrance Hallway

With ceiling spot lights, Amtico flooring, radiator, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

14' 5" x 10' 3" (4.39m x 3.12m) With UPVC double glazed window to front elevation, Amtico flooring, wall mounted radiator, ceiling spot lights and ceiling light point



Extended Open Plan Family Kitchen/Diner

16' 10" max x 16' 3" max (5.13m max x 4.95m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine, tumble dryer and dishwasher, central island with breakfast bar, Amtico flooring, radiator, ceiling spot lights, Two UPVC double glazed windows to the side aspect and UPVC double glazed sliding patio doors to rear



Landing

With ceiling spot lights, double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

12' 2" x 10' 2" (3.71m x 3.1m) With double glazed window to front elevation, radiator and ceiling spot lights



Bedroom Two to Rear

11' 4" x 10' 7" (3.45m x 3.23m) With double glazed window to rear elevation, radiator, ceiling spot lights and ceiling light point

Bedroom Three to Front

6' 8" x 5' 11" (2.03m x 1.8m) With double glazed window to front elevation, radiator, Amtico flooring and ceiling spot lights



Re-Fitted Family Shower Room to Rear

6' 7" x 5' 6" (2.01m x 1.68m) Being re-fitted with a modern white suite comprising of a walk in shower with overhead monsoon soaker, feature vanity wash hand basin and a low flush W.C. Illuminated mirror, cupboard housing wall mounted gas central heating boiler, feature chrome radiator, tiling to splash prone areas, Amtico flooring, ceiling spot lights and an obscure double glazed window to the rear elevation



Landscaped West Facing Rear Garden

Being mainly laid to lawn with paved and decked patio areas and panelled fencing to boundaries

Garage

Located at the side of the property and being accessed via a shared driveway

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 - C