



smarthomes

## Widney Manor Road

Solihull, West Midlands, B91 3JW

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

**Offers Over**

**£500,000**

EPC Rating - 60

Current Council Tax Band - D





## Property Description

A beautifully presented & extended semi-detached family home situated in a convenient semi-rural location. The property is situated in a most sought after location and benefits from not being overlooked to either the front or rear aspect. Offering accommodation comprising a spacious lounge, extended & re-fitted kitchen/diner, utility/guest W.C, three bedrooms, re-fitted family shower room, West facing rear garden and driveway parking. The property is situated a short 3 minute walk away from Widney Manor train station and currently sits in the catchment area for Monkspath Primary School and Tudor Grange Secondary School



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 retaining railway sleepers and a canopy porch with a composite double glazed door leading into



### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and door leading off to

### Spacious Lounge to Front

22' 11" x 11' 8" max (6.99m x 3.56m max) With UPVC triple glazed bay window to front elevation, wall mounted radiator, two ceiling light points, wood effect flooring, feature cast iron fireplace with electric coal effect fire and glazed double doors leading to



### Extended & Re-Fitted Kitchen/Diner to Rear

16' 9" x 13' 7" (5.11m x 4.14m) Being re-fitted with a range of wall, base and drawer units with a granite work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over and oven below. Integrated larder fridge and freezer, integrated dishwasher, wood effect flooring, radiator, wall and ceiling light points, roof lantern, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading to rear garden



### Utility/Guest W.C

With a modern low flush W.C incorporating wash hand basin, space and plumbing for stacked washing machine and tumble dryer, obscure UPVC double glazed window to side, chrome heated towel rail and ceiling light point

### Landing

With ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to



### Bedroom One to Front

11' 9" x 9' 11" (3.58m x 3.02m) With triple glazed bay window to front elevation, triple wall to wall fitted wardrobes, radiator and ceiling light point

### Bedroom Two to Rear

10' 11" x 9' 11" (3.33m x 3.02m) With double glazed window to rear elevation, wood effect flooring, radiator and ceiling light point

### Bedroom Three to Front

7' 10" x 5' 10" (2.39m x 1.78m) With triple glazed window to front elevation, over stairs storage, radiator and ceiling light point



### Re-Fitted Family Shower Room to Rear

7' 1" x 6' 7" (2.16m x 2.01m) Being re-fitted with a modern white suite comprising of a large walk in shower with floor drain, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

### Private West Facing Rear Garden

Being mainly laid to lawn with an Indian stone patio area, additional decked seating area, panelled fencing to boundaries, decorative pergola with lighting, arbour seating, timber potting shed and gated access to property frontage



### 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

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

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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.