



smarthomes

Wharton Avenue

Solihull, West Midlands, B92 9LZ

- A Spacious Link Detached Family Home
- Three Bedrooms
- No Upward Chain
- In Need Of Modernisation

Offers Over £300,000

EPC Rating TBC

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 paved driveway providing off road parking extending to car-port, metal up and over garage door, external storage cupboard, lighting and double glazed composite front door leading through to



Entrance Hallway

With ceiling light point, obscure double glazed window to front, stairs leading to the first floor accommodation and doors leading off to

Breakfast Kitchen to Front

13' 1" x 8' 6" (4.0m x 2.6m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker and fridge freezer, space and plumbing for washing machine, cupboard housing warm air central heating boiler, two ceiling light points and double glazed window to front



Lounge Diner to Rear

17' 0" x 15' 1" (5.2m x 4.6m) With double glazed windows incorporating French doors leading out to the West facing rear garden, two ceiling light points, warm air central heating vent and coving to ceiling

Guest WC

With obscure double glazed window to front elevation, low flush WC, wall mounted wash hand basin and ceiling light point



Accommodation on the First Floor

Landing

With 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 ceiling light point, warm air central heating vent and a built-in wardrobes



Bedroom Two to Front

13' 1" x 8' 10" (4.0m x 2.7m) With double glazed window to front elevation, ceiling light point, loft access and warm air central heating vent

Bedroom Three to Front

10' 2" x 6' 6" (3.1m x 2.0m) With double glazed window to front elevation and ceiling light point



Family Bathroom

9' 2" x 6' 6" (2.8m x 2.0m) Being fitted with a three piece white suite comprising; panelled bath, low flush WC and pedestal wash hand basin, with tiling to water prone areas, obscure double glazed window to side, warm air central heating vent and ceiling light point

West Facing Rear Garden

Being mainly laid to lawn with paved patio, mature shrubs, trees and bushes, access to garage and fencing to boundaries

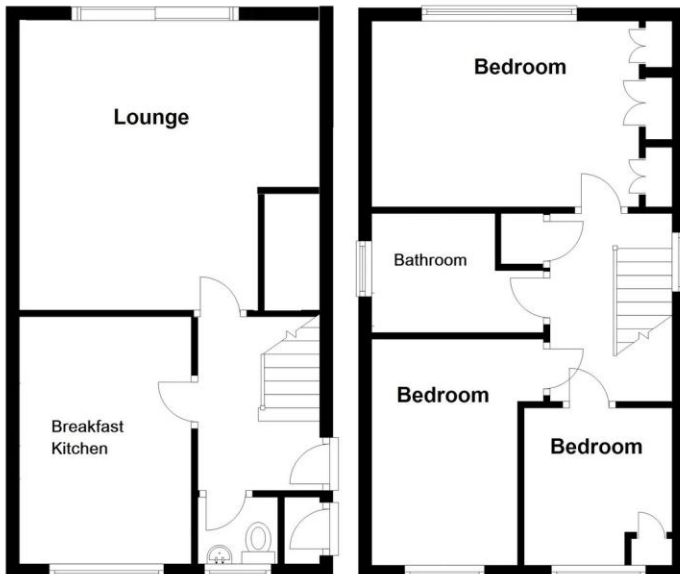


Garage

18' 4" x 8' 2" (5.6m x 2.5m) With UPVC door to rear garden, double glazed window to rear 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.



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