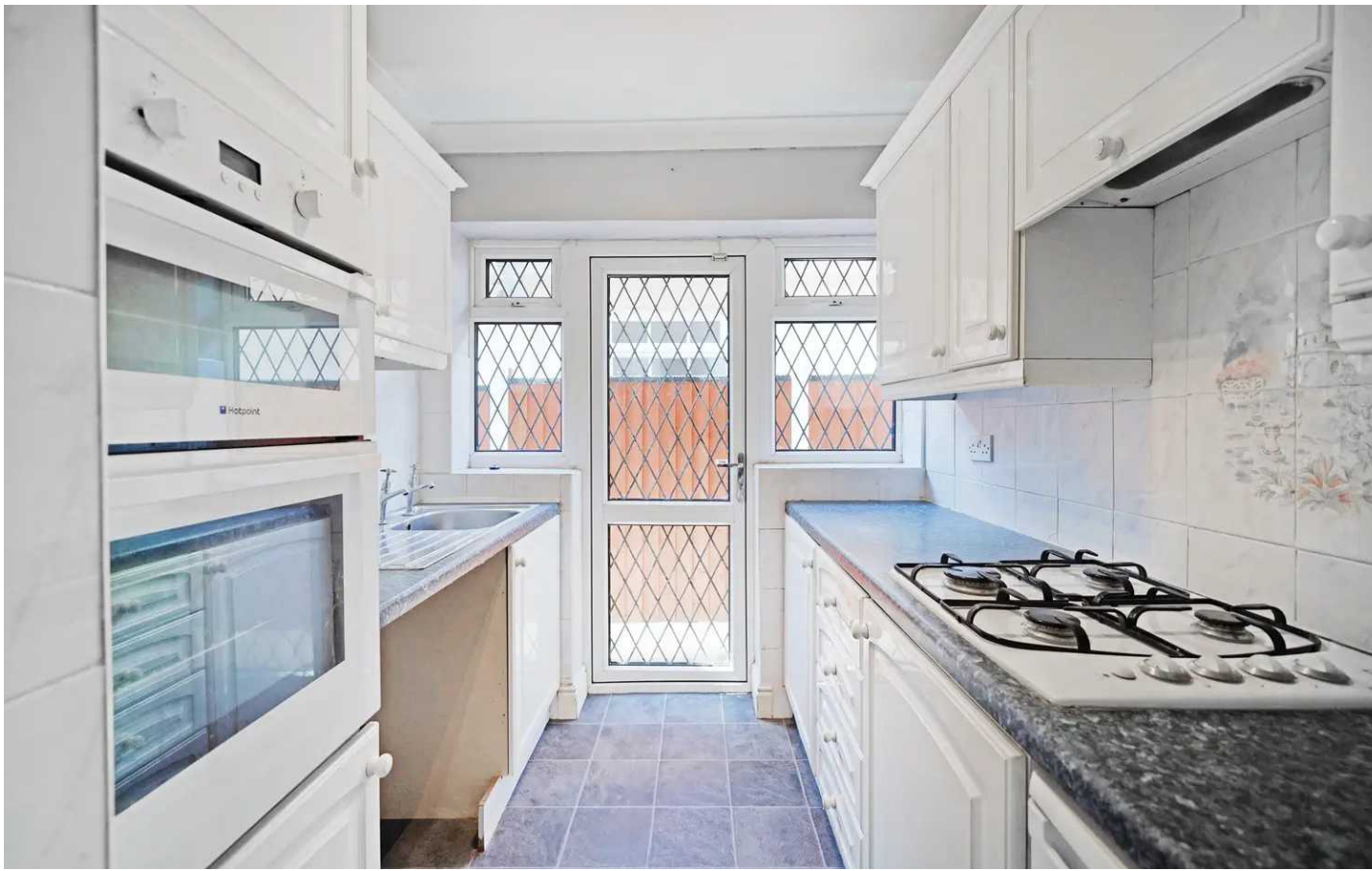




Wichnor Road, Solihull

Guide Price £275,000



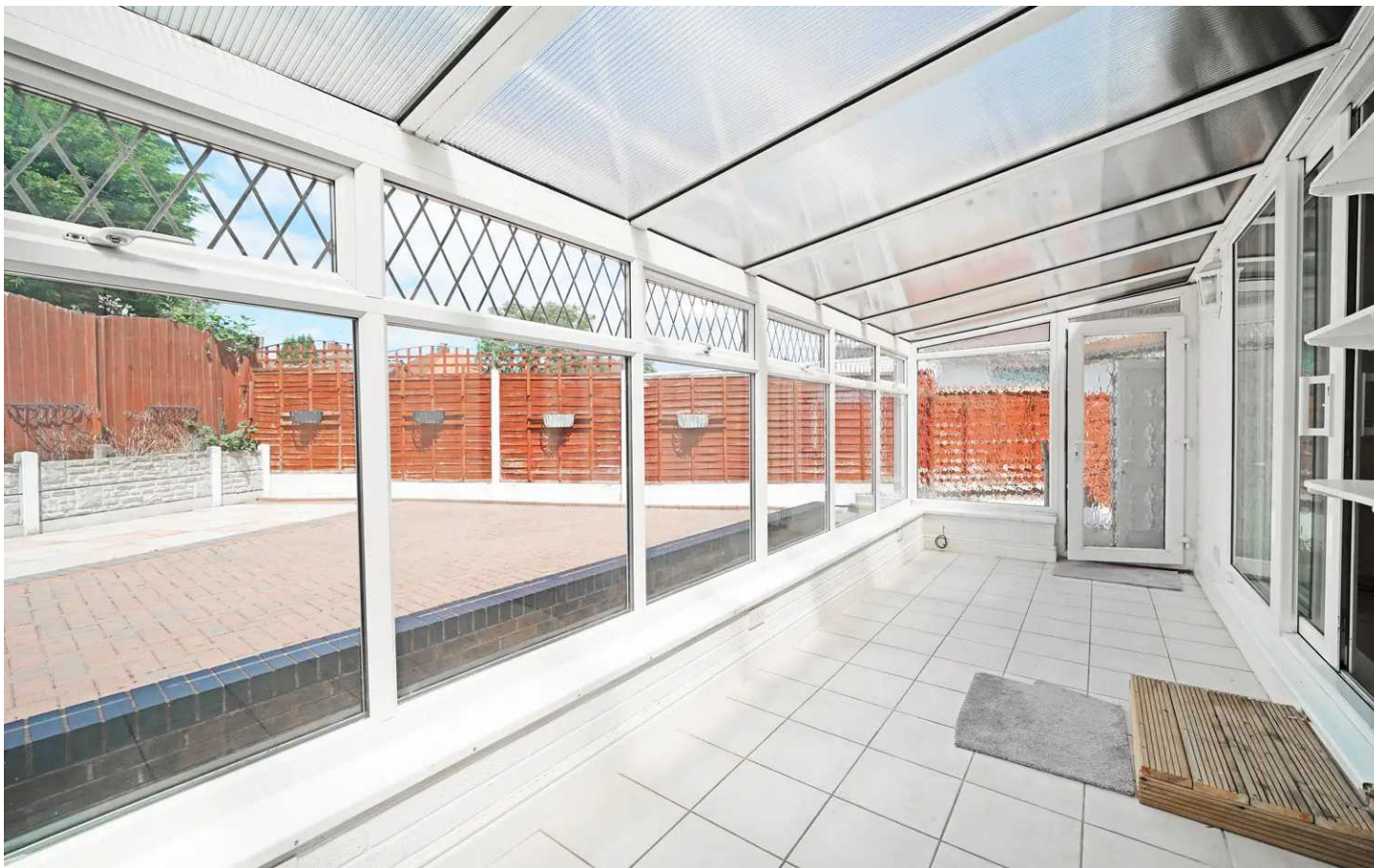


PROPERTY OVERVIEW

Located on a tranquil road in Solihull, this charming two-bedroom bungalow offers a comfortable and convenient living environment with added benefit of NO UPWARD CHAIN. Set behind a spacious driveway providing ample parking space, this property greets you with an inviting entrance hallway leading to a well-appointed fitted kitchen. The property boasts a generously sized living room and dining area, perfect for hosting gatherings or enjoying quiet evenings at home. A bright conservatory floods the space with natural light, creating a seamless connection to the outdoors.

The cosy bungalow features two bedrooms, including a spacious double principal bedroom, ideal for relaxation and rest. An adjacent family bathroom completes the living quarters, offering practicality and convenience. The low-maintenance rear garden provides a tranquil retreat, while a single garage offers additional storage or parking space. Perfectly positioned for those seeking a peaceful lifestyle within easy reach of local amenities, this property presents a wonderful opportunity to call Solihull home.





PROPERTY LOCATION

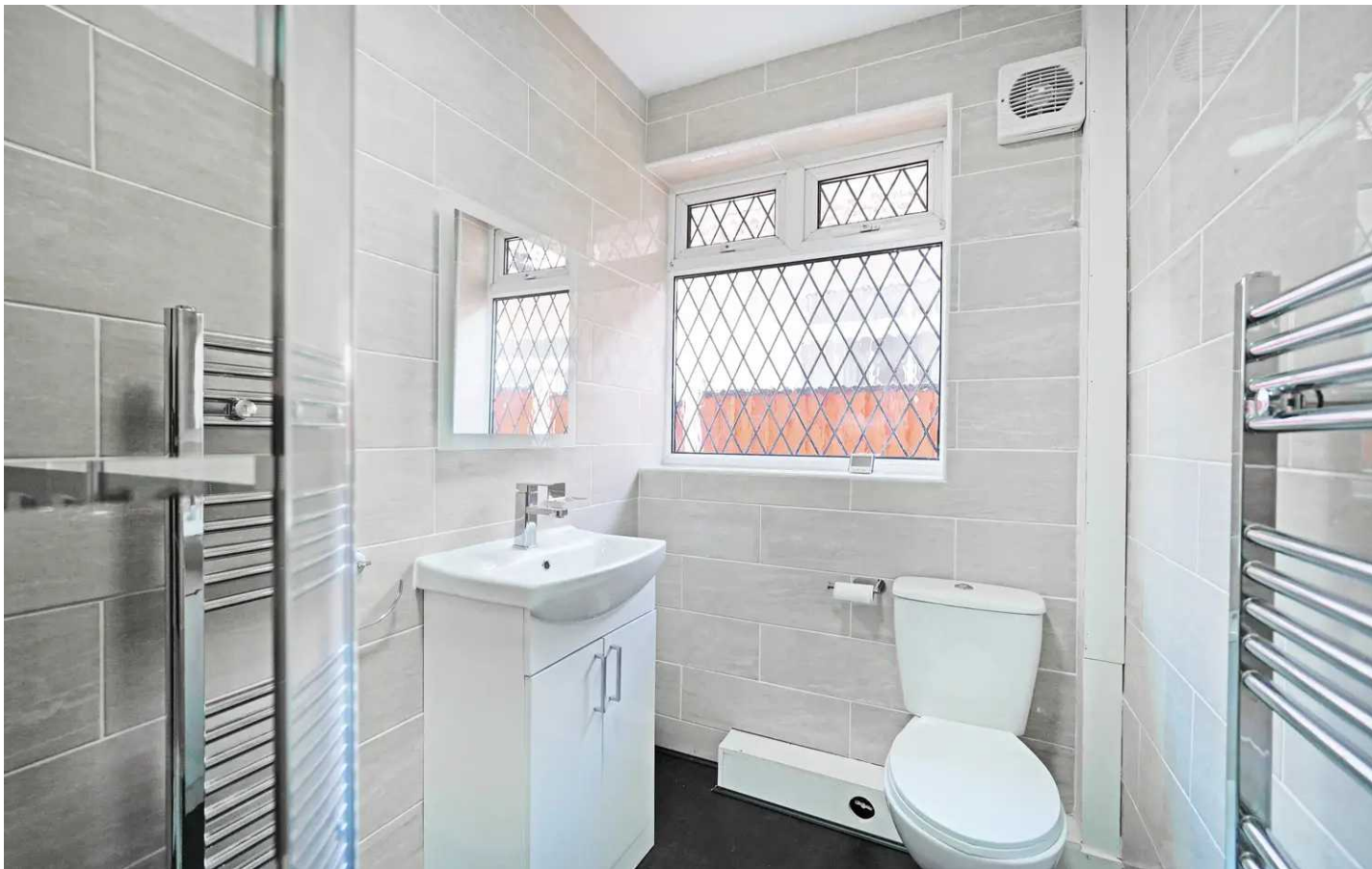
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold



- Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Set On A Quiet Road In Solihull
- Open Plan Living / Dining Room
- Fitted Kitchen
- Conservatory
- Two Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden



PORCH

ENTRANCE HALLWAY

KITCHEN

7' 9" x 6' 11" (2.35m x 2.12m)

LIVING / DINING ROOM

18' 7" x 11' 2" (5.66m x 3.41m)

CONSERVATORY

21' 4" x 6' 6" (6.51m x 1.98m)

PRINCIPAL BEDROOM

12' 11" x 10' 11" (3.94m x 3.34m)

BEDROOM TWO

9' 7" x 7' 4" (2.93m x 2.23m)

BATHROOM

7' 7" x 4' 10" (2.31m x 1.47m)

TOTAL SQUARE FOOTAGE

Total floor area: 78.0 sq.m. = 840 sq.ft. approx.

OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN

GARAGE

20' 10" x 8' 0" (6.36m x 2.44m)



**ITEMS INCLUDED IN SALE**

Free standing cooker, integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, all light fittings and a garden shed.

ADDITIONAL INFORMATION

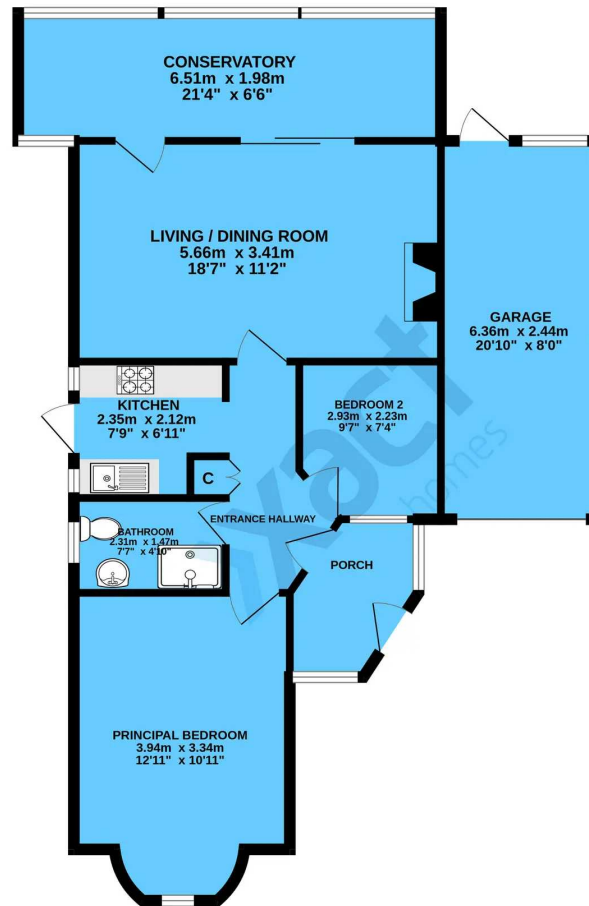
Services - mains gas, electricity and mains sewers.
Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA : 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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