



Wells Road, Solihull

burchell
edwards



Property Description

A traditional style three bedroom semi detached property, with a good size through lounge. Accommodation comprises lounge/dining room, kitchen and on the first floor we have three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating and. Outside, the large lawn area is perfect for children to play or for hosting outdoor gatherings. The spacious patio is ideal for dining and enjoying the beautiful views. This property also has planning approved for a rear extension. A great first time buyers property. SOLIHULL LOCATION! In a great location with easy access to Solihull, with many highly regarded schools, the property is a FANTASTIC FIND for a young family and not to be missed so call the sales team to view on 0121 742 1725. THIS WONT BE AROUND LONG!!!!

Entrance Porch

Double glazed surround.

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Lounge

Double glazed window and door to rear elevation, double glazed bay window to front elevation, two central heating radiators.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker and washing machine, tiling to splash prone areas, tiled flooring, central heating boiler.



Landing

Double glazed window to side elevation, loft access with drop down ladders.

Bedroom One

Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

Double glazed bay window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, electric shower over bath, W.C, wash hand basin, central heating radiator, extractor and tiling to walls.

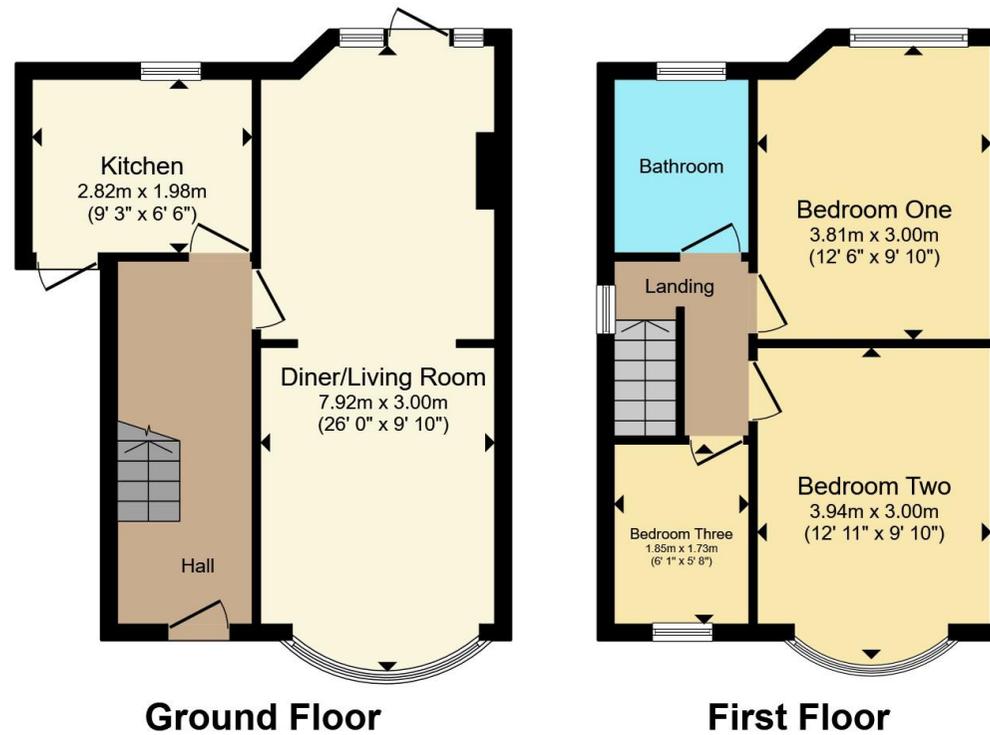
Rear Garden

Patio area, laid to lawn, fencing to boundaries, outside tap, storage shed and side access to frontage.









Total floor area 74.6 m² (803 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211338



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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