



32A WIDNEY MANOR ROAD, SOLIHULL, B91 3JQ

PURCHASE PRICE £435,000







## PROPERTY OVERVIEW

Situated in a prime location, an ideal opportunity to purchase this spacious two bedroom detached bungalow in need of some modernisation. This bungalow is offered to the market with no upward chain, benefits from gas central heating, most windows are double glazed and has the added attraction of a large mature rear garden. The accommodation briefly comprises of:- enclosed porch, entrance hall, guest cloakroom, reception hall/dining area, living room, dining room, conservatory, fitted kitchen, study, two bedrooms, family bathroom, utility/wc, single garage and large mature rear garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide tarmac driveway with raised flower borders.

## ENCLOSED PORCH

With UPVC double glazed front door giving access through to:-

## ENTRANCE HALL

With central heating radiator, feature archway and leading to:-

## GUEST CLOAKROOM

With low flush wc, pedestal wash basin, complementary tiling and tiled floor.

## RECEPTION HALL/DINING AREA

15' 8" x 8' 7" (4.80m x 2.64m) Coved cornicing, central heating radiator, three wall light points, power points and useful cloak cupboard.

## LIVING ROOM

18' 7" x 15' 1" (5.67m x 4.60m) Being a delightful spacious room, having double glazed sliding patio doors leading into the conservatory, feature fireplace incorporating an electric fire, UPVC double glazed side





window, central heating radiator, TV point, power points and three wall light points.

#### DINING ROOM

10' 2" x 9' 7" (3.10m x 2.94m) Secondary glazed window, central heating radiator, power points, coved corning and double opening doors leading into the kitchen.

#### KITCHEN

11' 11" x 9' 6" (3.65m x 2.91m) Having an inset twin bowl sink unit with side drainer, cupboards beneath, extensive range of base and wall cupboards, gas cooker point, space for a fridge/freezer, UPVC double glazed window with views over the rear garden, complementary tiling, ceramic tiled floor and door leading out to the side passage.

#### CONSERVATORY

13' 0" x 11' 8" (3.97m x 3.57m) UPVC double glazed with double opening French doors leading out to the rear garden, double central heating radiator and power points.

#### STUDY

8' 8" x 4' 6" (2.66m x 1.39m) Central heating radiator, coved corning, window to the side and power points.

#### BEDROOM ONE (FRONT)

17' 3" x 10' 11" (5.27m x 3.34m) Extensive range of fitted wardrobes, UPVC double glazed window, central heating radiator, power points and built in dressing table.

#### BEDROOM TWO (SIDE)

10' 11" x 10' 10" (3.34m x 3.31m) Having a built in double wardrobe with cupboard over, fitted drawers, central heating radiator, UPVC double glazed window and coved corning.



#### BATHROOM

Being fully tiled comprising of a white suite, panelled bath, large walk in double shower cubicle with Mira shower, pedestal wash basin, low flush wc and UPVC obscure glazed window.

#### OUTSIDE

#### SIDE PASSAGE

With access through to the garage, rear garden and further door leading to:-







UTILITY/SEPARATE WC

With plumbing for a washing machine, low flush wc, vanity wash basin, wall cupboards and heated towel rail.

GARAGE

17' 11" x 8' 4" (5.47m x 2.55m) Having a two thirds, one third opening door to the front.

REAR GARDEN

Being a delightful large, mature rear garden which must be seen to be appreciated, having a paved patio, shaped lawn, raised flower borders. shrubs, evergreens, mature trees and timber shed.

TENURE

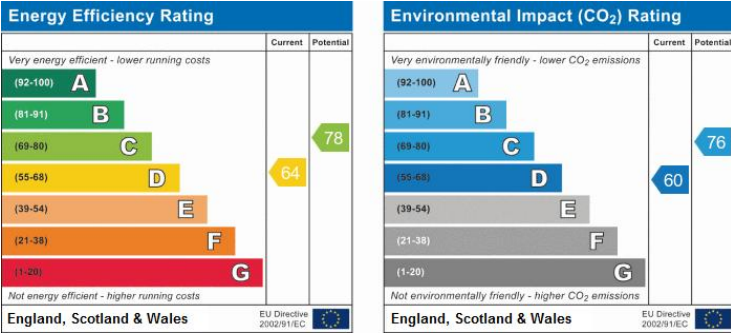
Freehold

VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band F





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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