



27 WADLEYS ROAD, SOLIHULL, B91 1JJ
PURCHASE PRICE £595,000





PROPERTY OVERVIEW

Situated in a popular tree lined road, a rare opportunity to purchase this impressive three bedroom detached bungalow which has been completely modernised throughout by its current owners. The property benefits from UPVC double glazing, gas central heating, has been completely rewired and has the added attractions of a modern refitted kitchen and three bathrooms. Wadleys Road is within walking distance of Solihull town centre, has easy access to Dove House Parade, the M42 motorway, Birmingham International airport and railway station. We recommend early viewing on this property which briefly comprises of:- enclosed porch, entrance hall, living room, refitted kitchen, laundry/utility room, three bedrooms, two ensuites, family bathroom, double garage, private landscaped rear garden and off road parking for up to six cars. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via a long tarmac driveway with ample parking for up to six cars, leading to a block paved courtyard area with lawned foregarden and established shrubs.

ENCLOSED PORCH

With UPVC double glazed windows and door and further door giving access through to:-

ENTRANCE HALL

With coved cornicing, hatch to the roof void and double opening doors leading through to:-

LIVING ROOM

18' 9" x 13' 6" (5.73m x 4.12m) With UPVC double glazed windows overlooking the side courtyard and rear garden, coved cornicing, TV point, power points, UPVC double glazed window with French doors leading out onto the patio, central heating radiator and further door leading to:-



FITTED KITCHEN

11' 9" x 10' 2" (3.60m x 3.12m) Having an extensive range of fitted units comprising of an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, electric cooker point with extractor hood over, integrated dishwasher, UPVC double glazed window overlooking the rear garden and courtyard, central heating radiator, ample space for a breakfast table, recessed lighting, coved cornicing and door leading to:-

LAUNDRY/UTILITY ROOM

11' 9" x 5' 4" (3.60m x 1.65m) Having an inset stainless steel sink unit with side drainer, cupboards beneath, plumbing for a washing machine, useful storage cupboards, two UPVC double glazed windows, double glazed door leading out to the side, power points and further space for a fridge/freezer.

BEDROOM ONE (REAR)

16' 1" x 9' 9" (4.92m x 2.98m) UPVC double glazed window with views over the side courtyard, central heating radiator, coved cornicing, power points, fitted wardrobes and leading to:-

REFITTED ENSUITE SHOWER ROOM

Having a separate shower cubicle with Triton electric shower, vanity wash basin with cupboard beneath, low flush wc, UPVC obscure glazed window and recessed lighting.

BEDROOM TWO (FRONT)

12' 9" x 9' 9" (3.91m x 2.98m) Coved cornicing, UPVC double glazed window to the side, central heating radiator, power points and leading to:-

ENSUITE BATHROOM

Being part tiled comprising of a panelled bath, vanity wash basin, low flush wc, UPVC obscure glazed window and



heated towel rail.

BEDROOM THREE (SIDE)

11' 9" x 8' 7" (3.59m x 2.62m) Having two UPVC double glazed windows, central heating radiator, coved cornicing and power points.

LUXURY FAMILY BATHROOM

Having a panelled bath with mixer tap and shower attachment over, low flush wc, vanity wash basin with cupboard beneath, large vanity mirror, two UPVC double glazed windows and heated towel rail.







OUTSIDE

DOUBLE GARAGE

17' 1" x 16' 0" (5.23m x 4.90m) With remote controlled door to the front.

SIDE COURTYARD

Situated between the Master Bedroom and Kitchen and is mainly paved.

REAR GARDEN

Being a delightful private rear garden which must be seen to be appreciated, having a paved patio, shaped lawn, flower borders, shrubs, evergreens, mature trees and hose tap.

TENURE

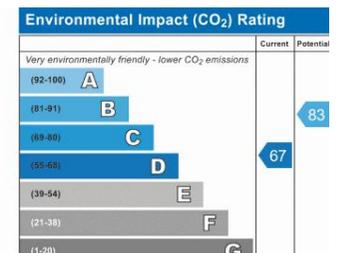
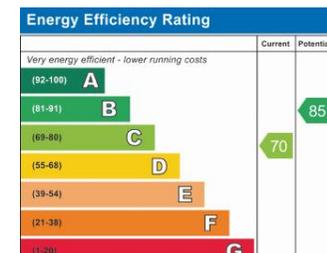
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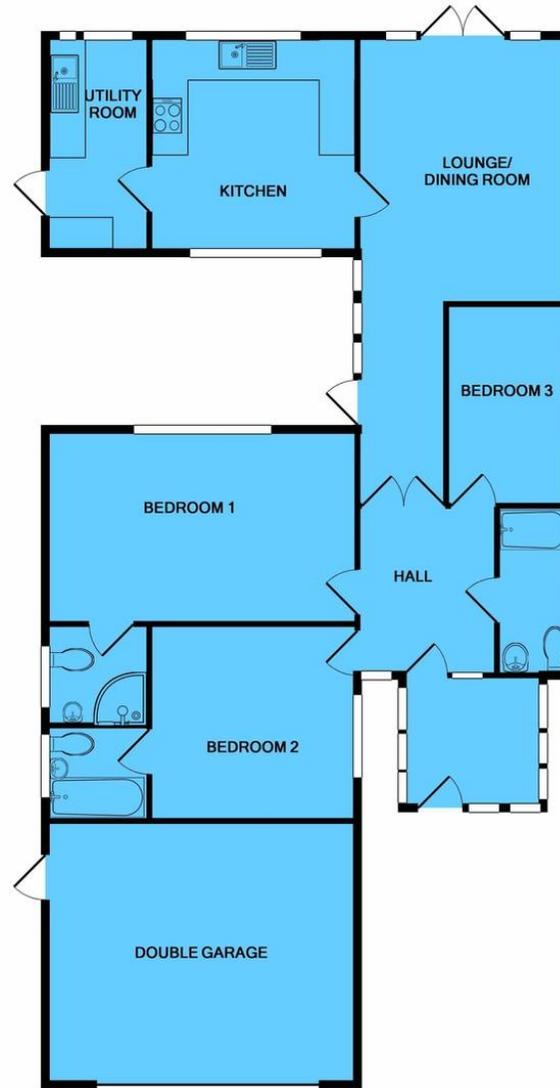
VIEWING

Via Xact Homes 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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