



**Woodshires Road**

Solihull, B92 7DN

- Detached Family Home
- Four Double Bedrooms
- Spacious Lounge/Dining Room & Separate Sitting Room
- No Upward Chain

**Offers In The Region of £399,950**

EPC Rating 'TBC'







## 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 stands back from the road behind a block paved driveway with lawned fore-garden. Access is gained via UPVC double glazed double doors leading through to

### Enclosed Porch

With UPVC double glazed windows to side and front and a part-glazed entrance door with side window leading through to





### Entrance Hall

With coving to ceiling, radiator, stairs leading off to the first floor, under-stairs storage cupboard, central heating thermostat and doors leading off to

### Guest WC/Shower Room

8' 9" x 4' 9" (2.67m x 1.45m) With wall mounted Glow Worm central heating boiler, obscured window to the front, ceiling down-lights, radiator, WC, pedestal wash hand basin, corner shower cubicle with thermostatic shower and ceramic tiled splash-back.

### Kitchen

11' 4" x 8' 8" (3.45m x 2.64m) Having fitted base, wall and drawer units with roll-top work surfaces and tiled splash-backs, one and a quarter sink drainer unit with mixer tap, part-glazed door through to the garage, breakfast bar and serving hatch through to the lounge/dining room.



### Spacious Lounge/Dining Room

22' 0" x 18' 6" (Max) (6.71m x 5.64m) Having wooden framed double glazed bow window to the rear, central heating radiator, coving to ceiling, marble fireplace surround and double doors through to

### Sitting Room

11' 0" x 10' 2" (3.35m x 3.1m) Having coving to the ceiling, double glazed sliding patio door to the side and a UPVC double glazed door to the other side.



### First Floor Landing

The landing is approached via the dog-leg stairs leading from the hallway, with loft hatch, radiator, airing cupboard and doors leading off to

### Bedroom One

12' 0" x 10' 3" (3.66m x 3.12m) Having a wooden framed double glazed window to the rear, central heating radiator, coving to the ceiling, exposed timber floor boards and built-in wardrobe with sliding doors.



### Bedroom Two

9' 4" x 9' 1" (Min) (2.84m x 2.77m) Having wooden framed double glazed window to rear, central heating radiator, exposed timber floor boards and a built-in wardrobe with sliding doors.

### Bedroom Three

10' 0" x 9' 0" (3.05m x 2.74m) Having a wooden framed double glazed window to the front, central heating radiator and built-in wardrobe.



### Bedroom Four

9' 0" x 9' 0" (2.74m x 2.74m) Having a wooden framed double glazed window to the front, central heating radiator and built-in wardrobe.

### Family Bathroom

8' 4" x 5' 5" (2.54m x 1.65m) Having a pedestal wash hand basin, WC, panelled bath with shower over, ceramic tiled splash backs, wooden framed double glazed window to the side and shaver point.

### Tandem Garage

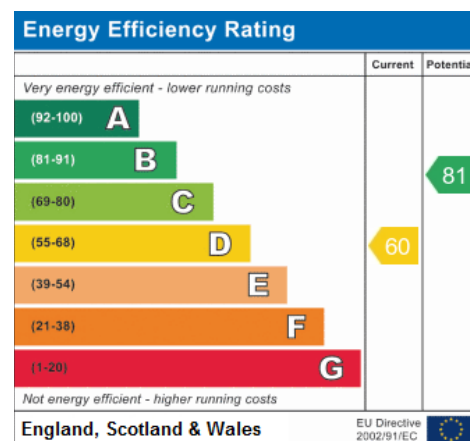
30' 0" x 9' 0" (9.14m x 2.74m) Having a part-glazed door through to the kitchen, electric up-and-over door, window and door to the rear garden, plumbing for washing machine, fitted base unit and sink.

### Garden

The rear garden enjoys a private south facing aspect, with paved patio area and laid lawn with flower borders, fencing to sides and rear, paved terrace to the rear of the garden and access through to the garage.

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements