



270 Widney Lane, Solihull, B91 3JY

Offers Around £550,000

A Superbly Situated Traditional Style Four Bedroom Detached Family Home With UPVC Double Glazing, Gas Central Heating, Multiple Off Road Parking, Integral Garage And 100ft Approx Southerly Facing Rear Garden

- No Upward Chain
- Hallway
- Lounge
- Dining Room
- Breakfast Kitchen
- Utility Room & WC
- Four Bedrooms Plus Box Room
- Shower Room
- Integral Garage
- 100ft Approx Southerly Facing Rear Garden

Widney Lane links between Blossomfield Road/Marshall Lake Road and Monkspath Hall Road. To the rear of the property is a delightful public park and travelling towards Solihull one will come to Blossomfield Sports Club, Solihull Municipal Club and Indoor Bowling Club. A little further on is Widney Junior and Infant School. Turning right off Widney Lane into Whitefields Road are sited Tudor Grange Academy, St Peters Secondary School and to the rear of these schools is Alderbrook Secondary School.

The town centre of Solihull is just over 1 miles walk away where there are comprehensive shopping facilities as well as a main line London to Birmingham railway station, swimming pool, athletics track and Solihull College. For those commuters a walk along Widney Lane away from Solihull will bring you to Widney Railway Station adjacent to which is Widney Manor Golf Club.

Local shopping is provided for on nearby Monkspath leading off Shelly Crescent. A continuation along Monkspath Hall Road will bring you to the A34 Stratford Road and turning right here will bring you to shopping facilities in Shirley and to the left to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

A convenient position therefore for a traditional style family home. It stands well back from the road behind a predominantly tarmac foregarden affording multiple off road parking and presents a traditional elevation of two storey brickwork with two storey tiled hung bay with sham timbered gable and pitch tiled roof above. A studded front entrance door with stained and leaded window and matching side screens leads to the accommodation.

Entrance Hall

Wood strip flooring, coving to ceiling, staircase leading to upper floor, Myson fan assisted central heating radiator, understairs cloaks cupboard, doors to:

Dining Room 14'8" into bay x 10'11" front (4.47m into bay x 3.33m front)



Wide UPVC sealed unit double glazed bay window to front, coving to ceiling, sliding doors to:

Lounge 12'0" x 12'2" rear (3.66m x 3.71m rear)



Wide UPVC sealed unit double glazed bay window with French doors leading out to rear garden, coving to ceiling, double central heating radiator, stone fireplace with open grate.

Breakfast Kitchen 13'3" x 11'0" max / 7'10" min (4.04m x 3.35m max / 2.39m min)



Range of oak effect floor and wall storage cupboards and drawers, work surface with one and a quarter bowl single drainer resin sink, Stoves four ring gas hob with light and extractor over, Stoves stainless double oven and grill, plumbing for washing machine, integrated fridge, tiling to walls, central heating radiator, UPVC sealed unit double glazed window overlooking rear garden, UPVC sealed unit double glazed door and side windows to covered side access.

Utility Area 24'0" x 3'5" (7.32m x 1.03m)

Glazed roof, UPVC sealed unit double glazed door and side window to rear, door to front, door to garage.

Toilet

Low level WC.

Boiler Room

Housing Halstead Buckingham II gas fired central heating boiler.

Integral Garage 14'9" x 7'6" (4.50m x 2.29m)

Double doors to front, light and power points, water tap, gas and electric meters.

Two Way Landing

Central heating radiator, UPVC sealed unit double glazed window to side, deep drop down hatch with ladder to insulated and part boarded loft space, doors to four bedrooms, box room and shower room.

Bedroom One 15'2" max / 12'0" min x 11'4" rear (4.62m max / 3.66m min x 3.45m rear)



UPVC sealed unit double glazed bay window to rear, twin built in double wardrobes.

Bedroom Two 15'2" max / 11'10" min x 11'4" front (4.62m max / 3.61m min x 3.45m front)



UPVC sealed unit double glazed wide bay window to front, wash hand basin, coving to ceiling, central heating radiator.

Bedroom Three 9'8" x 7'11" rear (2.95m x 2.41m rear)

UPVC sealed unit double glazed window to rear, central heating radiator, built in wardrobe.

Bedroom Four 9'7" x 7'4" front (2.92m x 2.24m front)

UPVC sealed unit double glazed window to front, sloping ceiling, built in wardrobe, central heating radiator.

Box Room 8'0" x 4'2" rear (2.44m x 1.27m rear)

UPVC sealed unit double glazed window to rear, sloping ceiling.

Shower Room 7'5" x 6'8" (2.26m x 2.03m)

Wide walk in shower with Triton Enrich electric shower and glazed screen, pedestal wash hand basin, tiling to walls, obscure UPVC sealed unit double glazed window to front.

Separate Toilet

Low level WC, obscure UPVC sealed unit double glazed window to side.

Outside

To the right hand side of the property is a covered storage area with UPVC door to rear, block walling and flat roof.

Rear Garden



The rear garden is a true delight enjoying a southerly aspect. There is a deep crazy paved terrace with water tap, lawn with mature shrubbery borders and well fenced boundaries. In total we estimate it extends 100 feet and provides a delightful setting for this exceptional family home.

Floor Plan



LOCATION
Leaving the town centre of Solihull via Church Hill Road take the second exit at the traffic island into Princes Way and left at the traffic lights into Monkspath Hall Road. At the second traffic island turn right into Widney Lane where the property will be found on the left hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.