

68, Wichnor Road, Solihull, West Midlands B92 7PX



Asking Price £265,000 Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	70
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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		55	69
EU Directive 2002/91/EC			

*****CHECK OUT THIS EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE IN A VERY POPULAR LOCATION***** This is an extended three bedroom family home located in Solihull with good access to local, shops, schools, the A45, M42 and Birmingham International Airport. The property comprises, porch, hallway, lounge, extended kitchen/diner, downstairs shower room, first floor family bathroom and three bedrooms. The property also offers central heating, double glazing, off road parking, rear garden and rear garage.

Approach

Via dropped kerb offering off road parking and access to

Porch

Double glazed windows, laminate effect floor and doors to

Hallway

Radiator

Through Lounge

8.56m x 2.97m

Gas fire and surround, double glazed bay window to front, radiator, double glazed french doors to rear with double glazed windows

Kitchen/diner

5.74m x 2.74m

A range of wall, drawer and base units with roll top work surfaces over, inset sink with mixer tap and tiled splash backs, integrated over, hob, extractor hood, fridge, freezer and dishwasher, double glazed window to side and rear, radiator and door to

Downstairs Shower Room

Suite comprises, shower cubical with shower over, close coupled toilet, vanity style hand wash basin, tiled splash backs and radiator

Covered Side Passage

Doors to

First Floor Landing

Double glazed window to side and doors to

Bedroom One

4.45m x 2.97m

Double glazed bay window to front, radiator and built in wardrobes

Bedroom Two

3.96m x 2.97m

Double glazed window to rear, radiator and built in wardrobes

Bedroom Three

3.35m x 1.73m

Double glazed window to rear, radiator and built in wardrobes

Family Bathroom

Suite comprises, P-shape bath with shower over, close coupled w.c, vanity style hand wash basin, double glazed window to rear, radiator and tiled walls

Rear Garage/Carport

Up and over garage door, power and lighting

Rear Garden

Mainly laid to lawn, with mature shrubs, bushes and fencing to boundaries with access to rear

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

