

11 Wolverley Road, Solihull, West Midlands, B92 9HN

3 Bed House - Semi-Detached

£900 PCM

📍 Receptions 1

🛏 Bedrooms 3

🚿 Bathrooms 1



- ****WE DO NOT CHARGE APPLICATION FEES TO TENANTS****
- SPACIOUS PROPERTY
- OFF ROAD PARKING
- DOWNSTAIRS WC
- CLOSE TO NEC/AIRPORT

- THREE BEDROOM SEMI DETACHED
- GENEROUS FITTED KITCHEN
- GARAGE / LOCK UP
- CONSERVATORY
- LARGE FAMILY GARDEN



Approach



The property is located within 5 minutes from the NEC and International Airport complex and within a very short walk from Elmdon Park. The property has been recently redecorated and offers good sized accommodation with the additional features of a conservatory / large garden and off road parking with side garage. The property is available on a long term let

Entrance Hallway

Lounge Diner



Large Lounge/Diner with access to kitchen and conservatory, laminate wood flooring throughout.

Kitchen



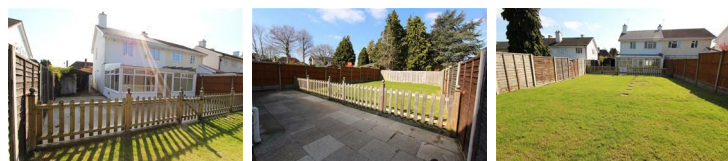
Newly fitted kitchen with matching wall and base units with access to lounge and conservatory.

Conservatory



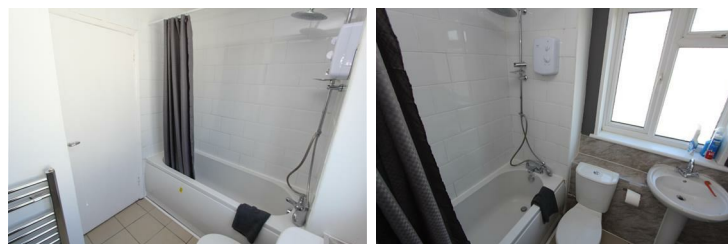
Very large conservatory spanning the whole width of the property, fully double glazed with views over the rear of the property.

Rear Garden



Large enclosed rear garden with patio paving from the conservatory to the lawned area.

Bathroom



1st floor bathroom with white matching suite and shower over the bath

Bedroom 1



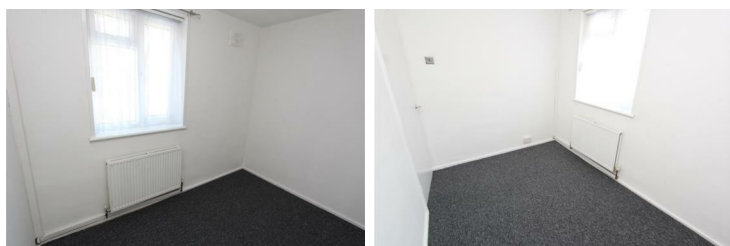
double bedroom with built in wardrobes over looking the front of the property, newly decorated and carpeted.

Bedroom 2



Double bedroom over looking the rear of the property with built in wardrobes, newly carpeted and decorated.

Bedroom 3



Single bedroom, newly carpeted and decorated, ceiling light point and radiator, over looking the front of the property.

Down stairs w.c.



with hand wash basin.

Entrance hall



Leading from large front porch.

Wolverley Road

Ground Floor

Approx. 68.6 sq. metres (738.6 sq. feet)

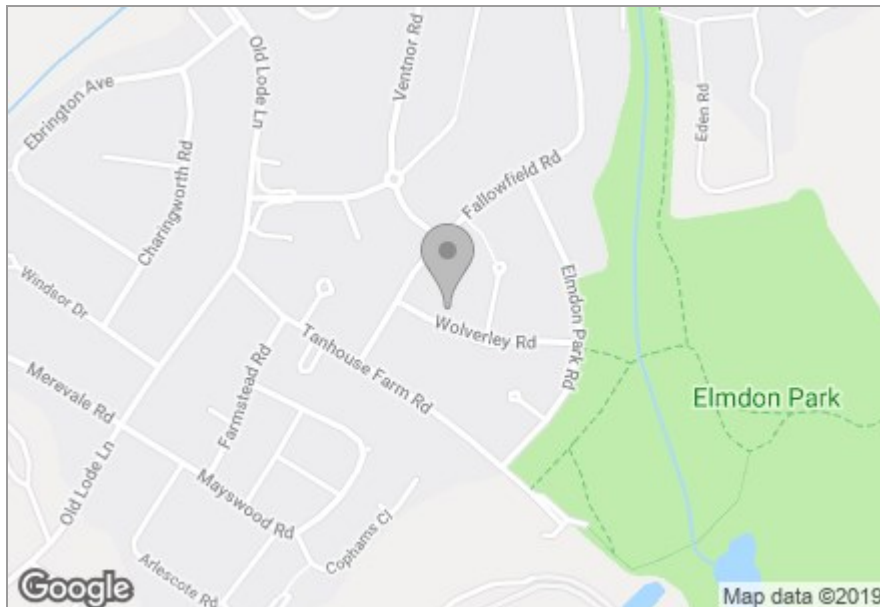


First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 111.4 sq. metres (1198.8 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	