



Widney Manor Road Solihull, B91 3JW

Senate Property Services are delighted to offer this much improved and extended three bedroom semi detached property with ample off road and South West facing rear garden. Conventionally located for easy access to Widney Manor train station, Solihull town centre and with M42 motorway link close by. Benefiting from double glazing, gas central heating and comprising of reception hallway with fitted storage and staircase to first floor, lounge/diner with feature fireplace and french doors to extended kitchen/family room, kitchen/family room with orangery style roof and french doors to rear garden, refitted kitchen with integrated appliances, rear garden with patio area, large garden shed with power and gated side entrance leading to front of property, three bedroom to first floor, master bedroom and bedroom three with fitted wardrobes, boarded loft space with pull down ladder and refitted luxury shower room.

Offers in excess of £425,000



178 Widney Manor Road, Solihull, B91 3JW

PROPERTY MEASUREMENTS:

LOUNGE/DINER - 22' 11" x 11' 8" (6.99m x 3.55m)

KITCHEN/FAMILY ROOM - 16' 9" x 13' 7" (5.12m x 4.15m)

BEDROOM ONE - 11' 9" x 9' 11" (3.57m x 3.02m)

BEDROOM TWO - 10' 11" x 9' 11" (3.32m x 3.02m)

BEDROOM THREE - 7' 10" x 5' 10" (2.40m x 1.78m)

SHOWER ROOM - 7' 1" x 6' 7" (2.16m x 2.00m)

TENURE - Freehold



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.