



WIDNEY MANOR ROAD, SOLIHULL, B91 3JW  
ASKING PRICE OF £625,000



- »X Spacious Three Bedroom Detached Bungalow
- »X Easy Access To Solihull Town Centre
- »X Easy Access To Widney Manor Railway Station

- »X Opposite Open Fields
- »X Three Reception Rooms
- »X Fitted Kitchen

- »X Ensuite Bathroom & Family Bathroom
- »X Ample Off Road Parking
- »X West Facing Rear Garden

### PROPERTY OVERVIEW

Situated in the most sought after location opposite open fields, an ideal opportunity to purchase this impressive three bedroom detached bungalow within easy walking distance of Widney Manor railway station, golf and Bannatyne's gym. This property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of a west facing rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, living room, dining room, family room/study, fitted kitchen, utility room, three bedrooms, ensuite bathroom, family bathroom, west facing rear garden and ample off road parking.

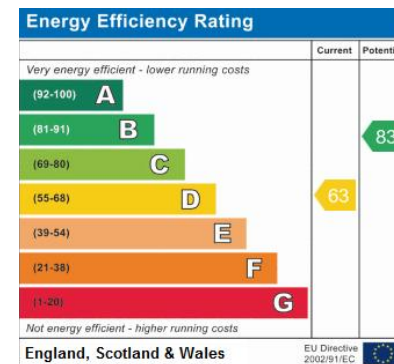
### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band F
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Water meter, mains gas, electricity and sewers
<b>BROADBAND</b>	Virgin Media - Fibre optic
<b>LOFT SPACE</b>	Part boarded with ladder and lighting
<b>GARDEN</b>	West facing

### ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, dishwasher, all carpets, all light fittings and garden shed



**CANOPY PORCH**

**ENTRANCE HALL**

16' 3" x 12' 10" (4.97m x 3.93m)

**LIVING ROOM**

18' 0" x 14' 10" (5.50m x 4.54m)

**KITCHEN**

12' 4" x 12' 6" (3.78m x 3.83m)

**DINING ROOM**

15' 0" x 9' 7" (4.59m x 2.93m)

**UTILITY ROOM**

12' 0" x 5' 8" (3.68m x 1.74m)

**FAMILY ROOM/STUDY**

11' 5" x 8' 1" (3.50m x 2.47m)

**BEDROOM ONE**

13' 11" x 12' 1" (4.26m x 3.70m)

**BEDROOM TWO**

12' 0" x 9' 8" (3.67m x 2.96m)

**BATHROOM**

9' 0" x 8' 10" (2.75m x 2.71m)

**BEDROOM THREE**

9' 6" x 8' 1" (2.92m x 2.48m)

**ENSUITE**

5' 5" x 8' 0" (1.66m x 2.46m)

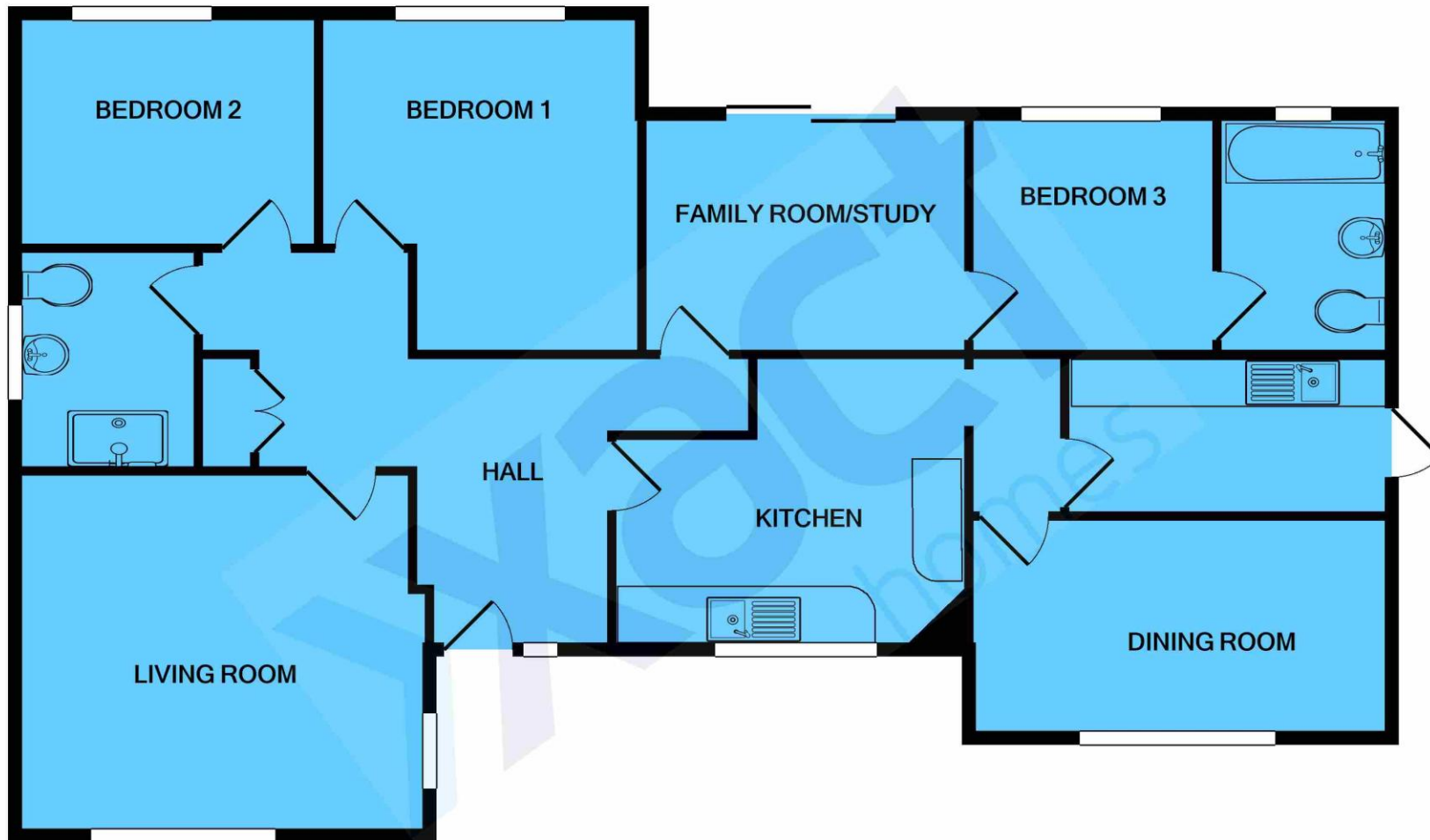
**OUTSIDE THE PROPERTY**

**OFF ROAD PARKING**

**PRIVATE REAR GARDEN**







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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