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SALES & LETTINGS

**12 WOODSHIRES ROAD,  
SOLIHULL, B92 7DN**

Detached property with spacious living accommodation, south-facing garden, single garage, carport, and close proximity to Olton train station. Set in quiet location off St. Bernards Road.



## 12 WOODSHIRES ROAD – SOLIHULL

12 Woodshires Road is a fantastic four-bedroom detached property offering spacious living accommodation and a large south facing garden. Upstairs, there are two very large double bedrooms, two good-sized small doubles/singles and a family bathroom. The downstairs area features a well-equipped kitchen, a comfortable lounge/dining area, and a utility room providing access to the garage and garden. The property is situated on a good corner plot with a single garage, carport, space for caravan storage and a pretty, secluded south-facing garden. Located in a quiet and peaceful setting off St. Bernards Road, it is also conveniently within walking distance to Olton train station.





As you enter the property, you are greeted by a spacious hallway that leads to a well-appointed kitchen. The kitchen offers ample space for culinary endeavors and can be customized to suit your preferences. Additionally, there is a downstairs cloakroom with a WC, adding convenience.

The comfortable lounge/dining area provides a versatile space for relaxation and entertaining, with patio doors opening up to a pretty and secluded south-facing garden.

Additionally, there is a utility area that offers convenient access to the garage.





Upstairs, the property offers two very large double bedrooms, providing ample space and storage options. There are also two good-sized small doubles/singles, perfect for children or as guest rooms.

The spacious landing area features an airing cupboard and offers a sense of openness. Additionally, there is a family bathroom that caters to the needs of the household.

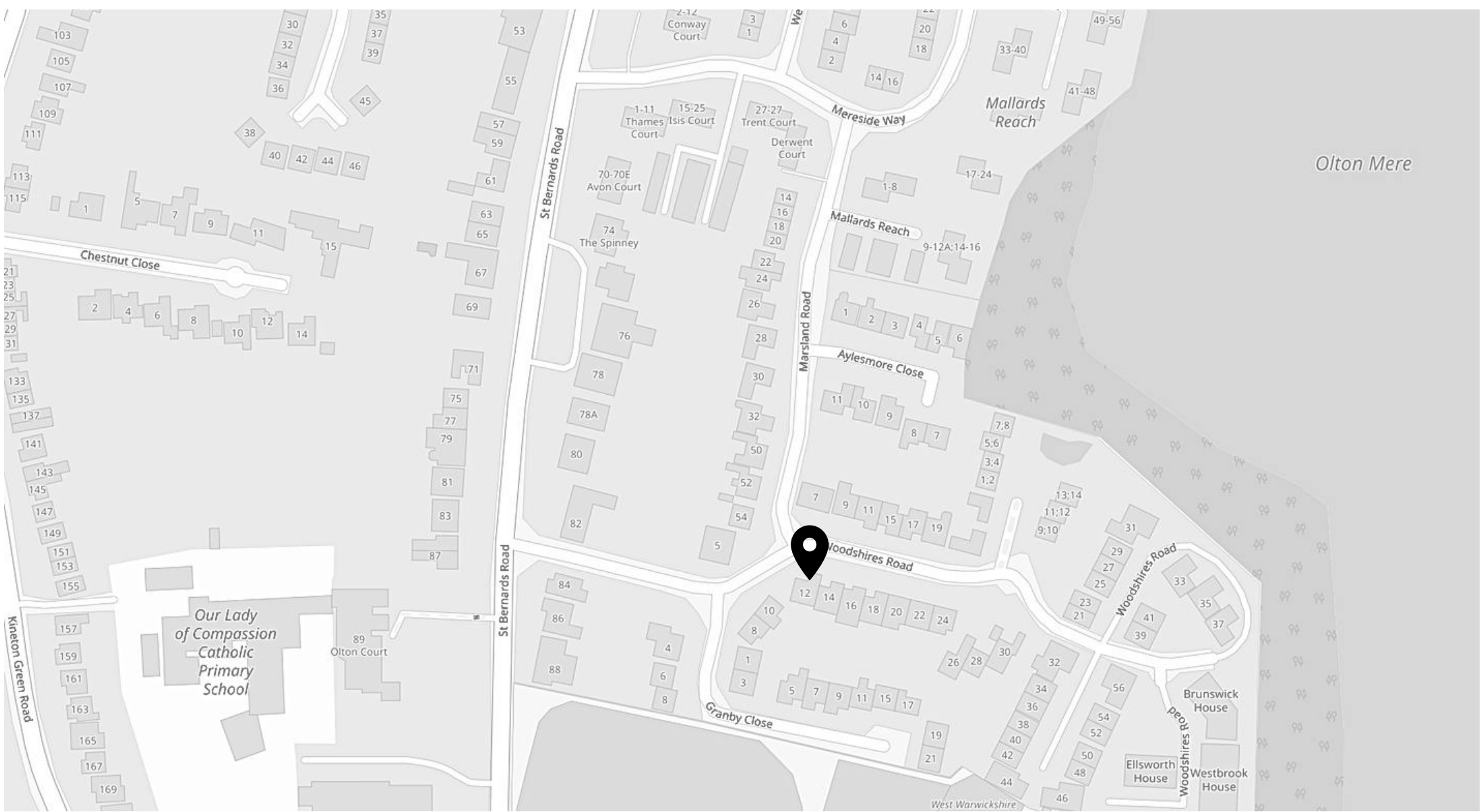
Situated on a good corner plot, 12 Woodshires Road benefits from a single garage and a carport at the front. The south-facing garden is a delightful feature, offering a pretty and secluded outdoor space for relaxation and enjoyment.











## LOCATION

Nestled in a quiet and peaceful location off St. Bernards Road, the property enjoys a serene environment. It is conveniently within walking distance to Olton train station, providing excellent transport links for commuting or exploring the surrounding areas.

## FEATURES

- Detached property
- 4 Bedrooms
- Single garage and carport
- Good-sized corner plot
- Secluded south-facing garden
- Walking distance to Olton train station
- Quiet location off St. Bernards Road

## SIZE

Total - 1,628 sq ft

## TENURE

We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

**Solihull Metropolitan Borough Council**

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 0121 775 0101

@ sales@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



Total area: approx. 151.3 sq. metres (1628.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspector(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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