



AP MORGAN

**Wheeley Road, Solihull**  
Asking Price £260,000

### Features:

- \*\*\*No onward chain\*\*\*
- Three-bedroom house
- Mid-terrace
- Sizeable kitchen/dining room
- Two double bedrooms & single room
- Parking space included
- Local schools and amenities
- Freehold upon completion

### Description:

\*\*\*Offered with no onward chain\*\*\* This charming three-bedroom, terraced family home offers a thoughtfully designed layout blending practicality and comfort. Located in a convenient setting close to excellent schooling, shops and amenities, this property is absolutely ideal for young families or first-time buyers.

The property is fronted by a lawned front garden with a path leading to the front door. It benefits from an allocated parking space on Rouncil Close and the quiet residential road provides ample parking outside the property.

Stepping into the home, an entrance hall provides access to the living room and stairs to the first floor. The living room, positioned at the front of the property, is spacious and inviting, providing the perfect setting for relaxation or entertaining guests. Large windows allow an abundance of natural light to flood the room. Seamlessly accessed from the living room via an opening, the open-plan kitchen and dining area provides a spacious and versatile room with plenty of counter and cupboard space, and accommodates room for a free-standing stove, fridge/freezer, washing appliances and offers an understairs pantry cupboard. Sliding patio doors open out to the garden and allow in ample natural light.

The first floor comprises three well-proportioned bedrooms, a family bathroom, and additional storage areas. The main double bedroom offers built-in wardrobes that maximize storage and use of space.



The second double bedroom, positioned at the rear, is another generously sized double room with a built-in wardrobe and space for additional furniture, and a view of the garden. The third bedroom can serve as a spacious single room, home office or study, with a built-in storage cupboard and a window overlooking the front. The family bathroom features a bath with an electric shower above, a pedestal sink, and a WC.

At the rear, the westerly-facing garden offers a delightful outdoor space, starting with a generous patio area ideal for garden furniture. Steps lead down to the lawn, with a shed for extra storage and a gated rear access passageway. Hedgerows screen the garden from the rear.



### Details:

#### Entrance Hall

**Living Room** 11'11"x15' (3.63mx4.57m)

**Kitchen/Dining Room** 15'1"x10'7" (4.6mx3.23m)

#### Landing

**Bedroom 1** 8'4"x12'11" (2.54mx3.94m)

**Bedroom 2** 8'4"x10'8" (2.54mx3.25m)

**Bedroom 3** 6'5"x10'2" (1.96mx3.1m) Max.

**Bathroom** 6'5"x7'9" (1.96mx2.36m) Max.



**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

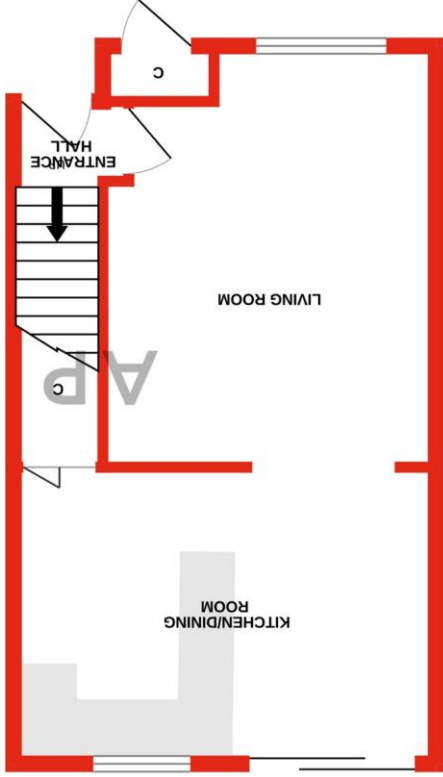
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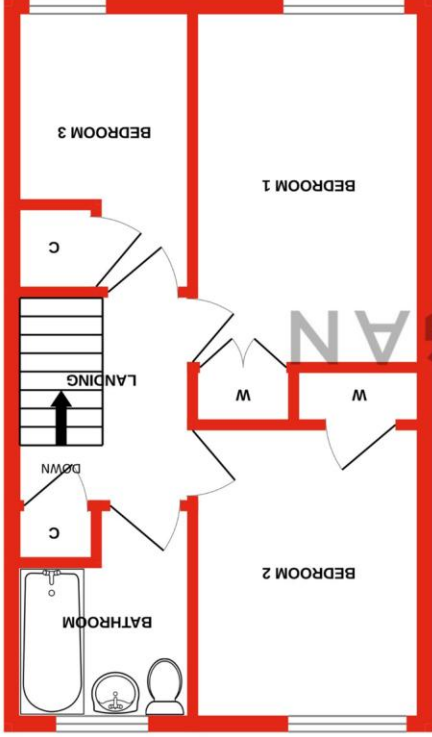
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GROUND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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