

AP MORGAN



Wellsford Avenue, Solihull, West Midlands
Offers Over £300,000

Features:

- Two double & one single bedrooms
- Spacious living room/diner
- Generous fitted kitchen
- Ground floor shower room/utility
- Plenty of storage
- Versatile rear garden
- Off street parking

Description:

This three-bedroom, semi-detached house presents, a spacious living room/diner, a generous fitted extended kitchen, a ground floor shower room, two double and one single bedrooms, a family bathroom, off-street parking and a versatile garden. This property is double glazed throughout.

Approaching the property, there is a brick-paved drive with space for parking multiple vehicles, giving front access to the porch.

Entering the property to the porch, there is a significant storage cupboard and hall; the spacious living room has space for multiple suites, and is bright, illuminated by a front facing bay window. The fitted kitchen is generous, presenting plenty of counter space with an integral gas hob, electric oven and sink. The rear garden is accessed from the kitchen/diner. The ground floor also presents a ground floor shower room, with a WC, washbasin and shower adjoining a utility laundry area with counterspace. Lastly, there is a large storage space with plenty of space for freestanding furniture in cloakroom.

Ascending to the first floor, the landing presents Bedroom One, a large double with integral storage. Bedroom Two is similarly a large double looking to the rear aspect also with integral storage. The family bathroom of the property presents a washbasin, WC and bath with integral storage.

The rear garden opens to a decked patio area with space for outdoor furniture, continuing to the grass laid lawn this is a versatile garden. There is also a rear facing double width garage which allows for plenty of storage and access from the garden and an access road to the rear. The garden is bordered by wooden panel fencing.

Situated in Solihull, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links like the nearby train station are also easily accessed with the M42, allowing access to major road networks.



Details:

Porch 3'10" x 11'1" (1.17m x 3.38m) Both Max

Bike Store 7' x 3'4" (2.13m x 1.02m)

Hall

Living Room/Diner 32'3" x 9'7" (9.83m x 2.92m) Both Max

Kitchen 9' x 18'2" (2.74m x 5.54m)

Cloakroom 10'1" x 4'11" (3.07m x 1.5m)

Shower Room 10'1" x 3'4" (3.07m x 1.02m)

Landing

Bedroom One 12'3" x 9'8" (3.73m x 2.95m) Both Max

Bedroom Two 12'1" x 9'5" (3.68m x 2.87m) Both Max

Bedroom Three 6'7" x 5'4" (2m x 1.63m)

Bathroom 7' x 5'5" (2.13m x 1.65m) Both Max

Double width garage 10' x 16'3" (3.05m x 4.95m)

EPC Rating: To be confirmed

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.



