



Walsgrave Drive, Solihull

Asking Price £280,000

- **THREE BEDROOMS**
- **CONSERVATORY**
- **UTILITY SPACE**
- **IMMACULATELY PRESENTED**
- **EN-SUIT**
- **SINGLE GARAGE**
- **GROUND FLOOR WC**
- **KITCHEN/DINING ROOM**
- **TASTEFUL FINISH**

Walsgrave Drive leads onto Rowood Drive which leads out to Lode Lane. A parade of local shops will be found on Rowood Drive together with access to Damsonwood Infant School.

Regular bus services operate throughout the development as well as along Lode Lane to the town centre of Solihull where one will find an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroom mid terraced property is set back from the road behind a pathway and fore garden leading to the accommodation.

ENTRANCE HALL **15'00 x 4'08 (4.57m x 1.42m)**

A bright extending hall way allowing access to the WC, living room and first floor. with spotlighting and wall mounted radiator.

WC A fitted WC with wash basin and toilet.

LIVING ROOM **14 x 12'01 (4.27m x 3.68m)**



A good sized living room with window to front elevation. With double doors through to kitchen dining room. Wall mounted radiator and central ceiling light.

KITCHEN DINING ROOM **10'02 x 16'05 (3.10m x 5.00m)**



A fully fitted kitchen with window to rear elevation. Having a range of wall mounted and base units with integrated appliances including Electric oven, hob, extractor. With wall mounted radiator and led spot lighting.

CONSERVATORY **9'05 x 15'06 (2.87m x 4.72m)**



A good sized conservatory with French Doors opening onto the garden. with access through to utility. With electric heating and wall mounted lighting.

UTILITY **9'05 x 4 (2.87m x 1.22m)**

A compact utility with window to rear elevation. Currently housing the washing machine and laundry.

BEDROOM ONE
12 x 9'10 (3.66m x 3.00m)



A Double room with access into en-suit. With large window to front elevation, central ceiling light and wall mounted radiator.

EN-SUITE

A fitted En-Suite with window to rear elevation. With walk in shower, wash basin and toilet and access to airing cupboard. Wall mounted radiator and spot lighting.

BEDROOM TWO
9 x 9'10 + 5'06 x 2'11 (2.74m x 3.00m + 1.68m x 0.89m)



Another double room with walk in closet space. With window to front elevation, wall mounted radiator and central ceiling light.

BEDROOM THREE
9'08 x 7'02 (2.95m x 2.18m)

A gorgeous room currently set up as a child's nursery. With window to rear elevation, panelled walls, wall mounted radiator and central ceiling light.

BATHROOM
5'06 x 4 (1.68m x 1.22m)



Fitted bathroom with floor to ceiling tiling, wash basin, bath with shower screen and thermostatic shower and toilet. Window to rear elevation, wall mounted heated towel rail and ceiling light.

GARAGE
15'09 x 8'00 (4.80m x 2.44m)

A single garage with up and over door accessed from the rear. With door access from the rear garden.

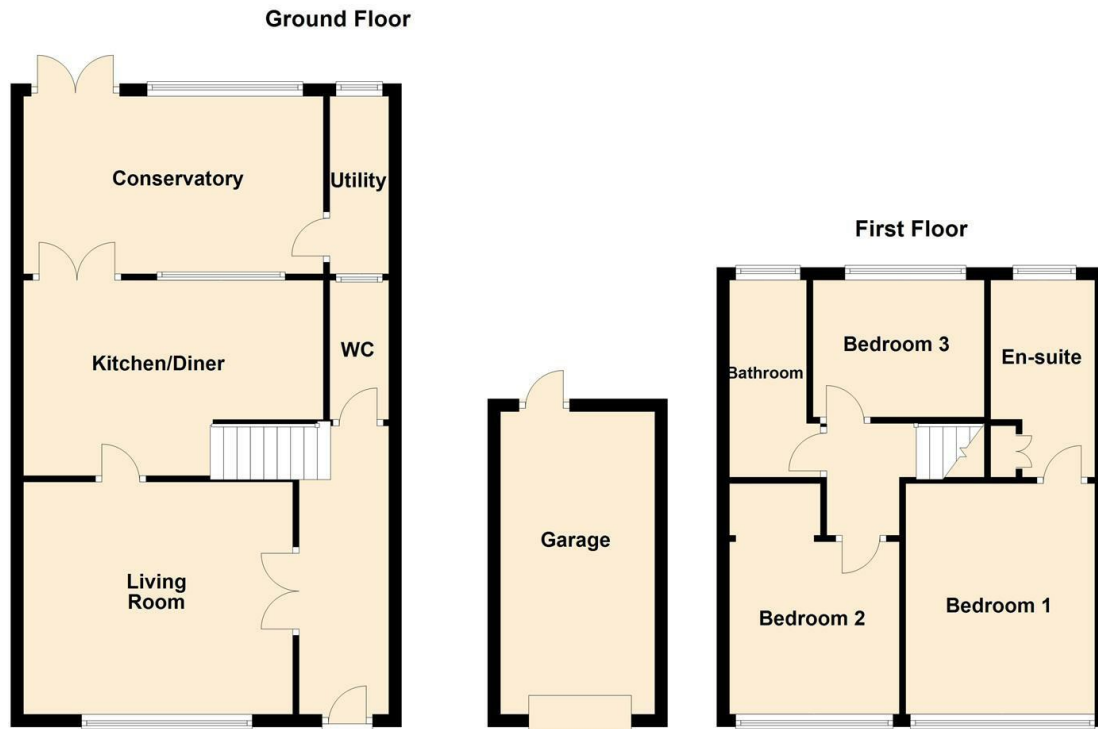
OUTSIDE



With a fore garden laid to lawn with path leading to front door. To the rear we have a garden laid to lawn with patio area and good sized decking area that catches the evening sun.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the next set of traffic lights and turn right into Rowood Drive. Follow the road along, take the first turning on the right into Walsgrave Drive and the property will be found on the left hand side. The property has a cut through making it just a 20 minute walk to town centre.

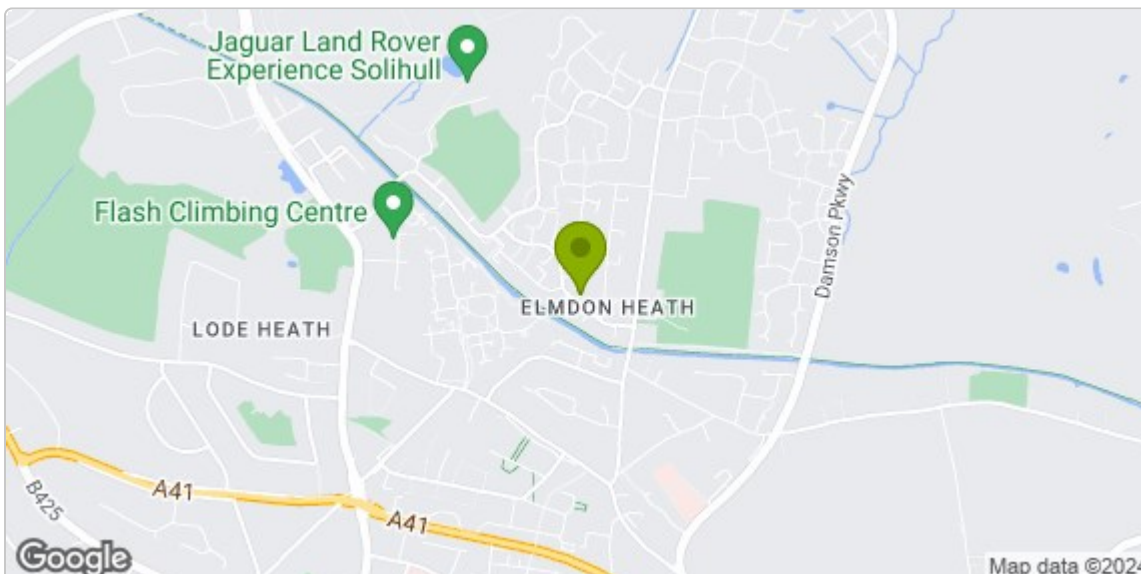
TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
18 Walsgrave Drive Solihull
Solihull B92 9PL

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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