



# Walford Drive, Solihull

**Guide Price £300,000**

- SEMI DETACHED
- TWO RECEPTION ROOMS
- CHAIN FREE/VACANT POSSESSION
- PRIVATE REAR GARDEN
- THREE BEDROOMS
- SINGLE GARAGE
- OFF ROAD PARKING
- POTENTIAL TO ADD VALUE

Walford Drive leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved fore garden.

### **ENTRANCE PORCH**

Accessed via UPVC glazed door leading to inner door allowing access to the property.

### **ENTRANCE HALL**

A bright reception allowing access to the living room, kitchen and first floor.

### **LIVING ROOM**

**16'8" x 10'3" (5.1 x 3.13)**



A large living room with bay window to front elevation, ceiling light and wall mounted radiator.

### **KITCHEN**

**7'0" x 16'0" (2.15 x 4.89)**



A fully fitted kitchen with a range of wall mounted and base units. With integrated oven and hob with 1.5 bowl sink with mixer tap. Having plumbing and space for washers dryers and fridge freezer. With window to side elevation and UPVC door opening onto the garden, ceiling light and radiator. This room loops round to an opening through to the dining room. With a wall removed this could be a fantastic open plan kitchen living space,

### **DINING ROOM**

**8'6" x 16'1" (2.61 x 4.92)**



A good sized room with French doors opening onto the garden. With ceiling light and wall mounted radiator.



**BEDROOM ONE**  
**15'2" x 10'2" (4.63 x 3.11)**



A good sized double room with large bay window to front elevation. with ceiling light and wall mounted radiator.

**BEDROOM TWO**  
**11'4" x 10'4" (3.47 x 3.17)**



Another double room with window to rear elevation, ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**5'10" x 6'7" (1.78 x 2.02)**

A single room with window to front elevation, ceiling light and wall mounted radiator.

**BATHROOM**  
**6'8" x 5'7" (2.04 x 1.71)**



A fitted bathroom with toilet, sink and bath with electric shower over. with window to rear elevation, ceiling light wall mounted radiator and airing cupboard housing the combi boiler.

**GARAGE**  
**18'4" x 9'7" (5.6 x 2.93)**

A single garage with up and over door accessed from the front with side door onto garden.

**OUTSIDE**



With an attractive block paved drive way bordered by miniature wall allowing for numerous vehicles off road parking. To the rear we have an elevated patio area with steps down to the lawned garden bordered by mature shrubs.

## 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

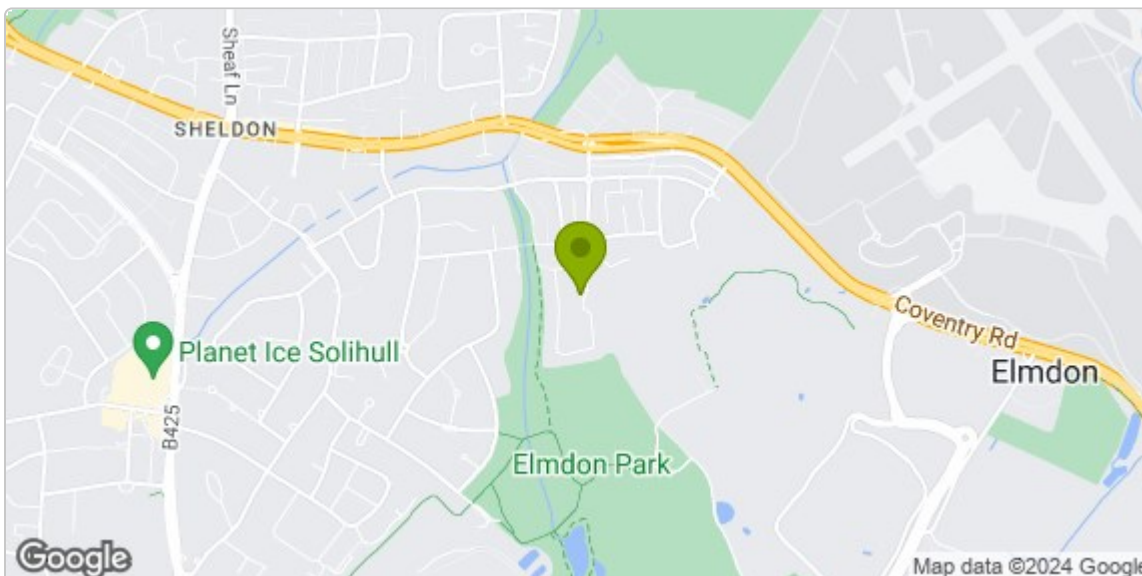
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along and take the fifth turning on the right into Valley Road, turn right at the mini traffic island into Glencroft Road and continue straight at the next roundabout onto Walford Drive where the property can be found on the right hand side.

**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:**  
24 Walford Drive Solihull  
Solihull B92 9DR

**Council Tax Band:** C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|   |         | 78                      |
|   | 63      |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk