



# Wichnor Road, Solihull

**Offers Around £265,000**

- DRIVEWAY
- TWO RECEPTION ROOMS
- SUN ROOM
- BATHROOM
- GARAGE TO REAR
- PORCH & HALLWAY
- BREAKFAST KITCHEN
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN

Wichnor Road leads from Marcot Road which in turn joins Wagon Lane which links to the A45 Coventry Road. Travelling in the opposite direction Wagon Lane leads, via Richmond Road, to the A41 Warwick Road where Olton Railway Station will be found.

The A41 gives access to the city centre of Birmingham, via Acocks Green, or in the opposite direction to the town centre of Solihull which has its own main line London to Birmingham railway station.

The A45 offers a variety of shopping facilities at the Wheatsheaf and there is easy access along here to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This extended semi-detached property which offers spacious family accommodation is set back from the road behind a tarmac driveway leading to

### **PORCH**

Having single glazed door opening to

### **HALLWAY**

Having double glazed window to side aspect, ceiling light point, central heating radiator, stairs rising to first floor landing and door to lounge and

### **DINING ROOM**

**14'10" into bay x 9'10" (4.52m into bay x 3.00m)**

Having double glazed bay window to front aspect, wall mounted lights, central heating radiator and electric fire

### **LOUNGE**

**12'8" x 15'11" (3.86m x 4.85m)**



Having double glazed French doors to rear garden with double glazed windows to either side, wall mounted lights, central heating radiator coved cornice to ceiling and door to

### **KITCHEN**

**13'5" x 8'4" (4.09m x 2.54m)**



Having double glazed window to side aspect, single glazed window to rear aspect, a range of wall and base units with work surface over incorporating stainless steel sink and drainer, space for cooker, space and plumbing for washing machine, space for under counter fridge, wall mounted gas central heating boiler, ceiling light point, central heating radiator and single glazed door to

### **SUN ROOM**



Having double glazed windows and double glazed door to rear garden

### **FIRST FLOOR LANDING**

Having double glazed window to side elevation, ceiling light point, storage cupboard and doors to the three bedrooms and bathroom

**BEDROOM ONE**  
**13'3" into bay x 9'9" (4.04m into bay x 2.97m)**



Having double glazed window to rear elevation, ceiling light point, central heating radiator, built in wardrobes and covered cornicing to ceiling

**BEDROOM TWO**  
**12'10" into bay x 9'9" (3.91m into bay x 2.97m)**



Having double glazed window to front elevation, ceiling light point, central heating radiator, built in wardrobes and covered cornicing to ceiling

**BEDROOM THREE**  
**11'4" x 5'9" (3.45m x 1.75m)**

Having double glazed window to rear elevation, ceiling light point and central heating radiator

**BATHROOM**



Having double glazed window to front elevation, panel bath with mixer tap and shower head attachment with electric shower over, low level wc, pedestal wash hand basin, loft access, ceiling light point and central heating radiator

**OUTSIDE**

**REAR GARDEN**



Having paved patio with the rest laid mainly to lawn and having an abundance of mature plants trees and shrubs. A path leads to gated rear access and

**SINGLE GARAGE**  
**19'8" x 9'7" (5.99m x 2.92m)**

Having double doors to the access drive, ceiling light point and door to rear garden

## 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.



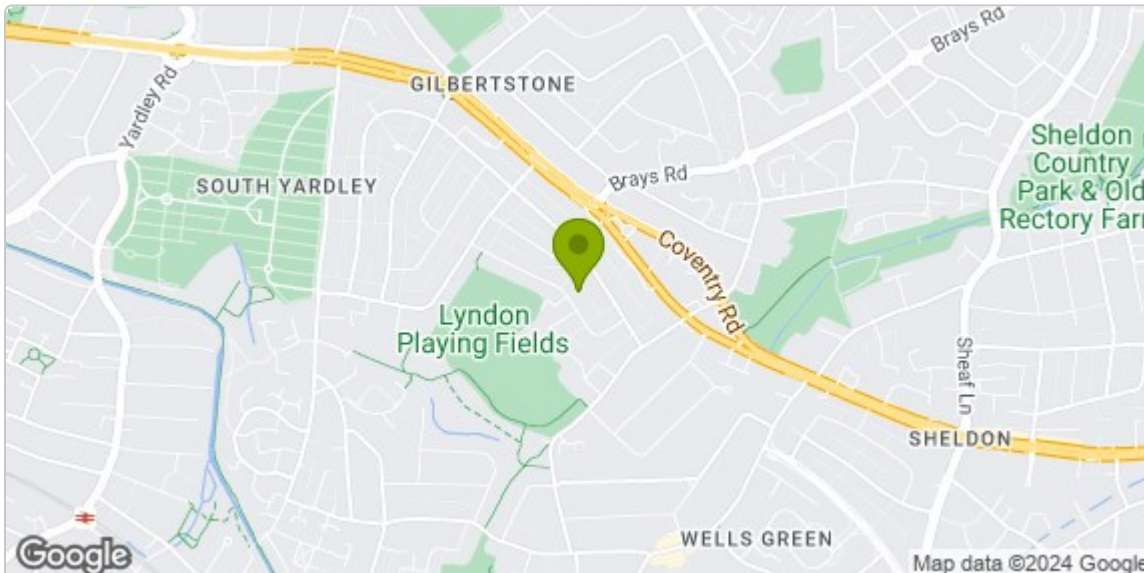
**COUNCIL TAX BAND: C**

**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:**  
36 Wichnor Road Solihull  
Solihull B92 7PU

**Council Tax Band: C**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 84        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 70                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |