

AP MORGAN



Woodshires Road, Solihull, West Midlands
Asking Price £675,000

Features:

- Five Bedroom Extended Detached
- Spacious Family Accommodation
- Spacious Lounge/Dining Room
- Large L Shaped Breakfast Kitchen
- Large Utility Room
- Luxury Bathroom
- Double Length Garage
- Private Rear Garden

Description:

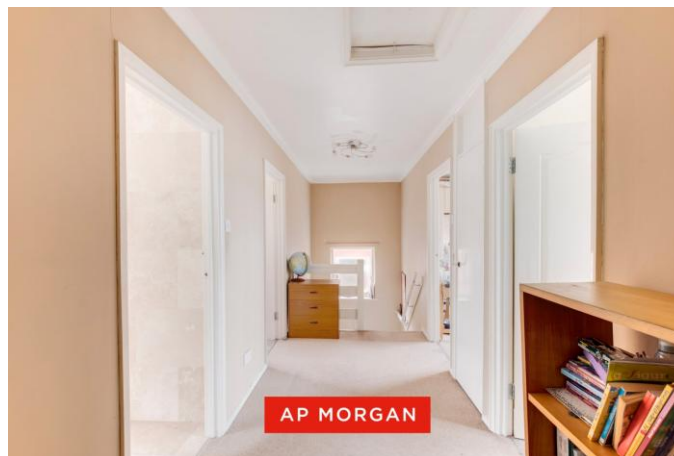
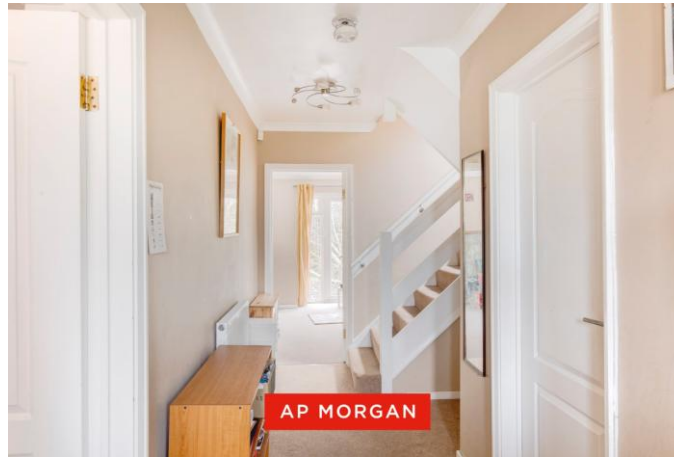
Situated in a prime location, an ideal opportunity to purchase this impressive five bedroom extensively extended detached which would make an ideal family home.

This property offers good spacious accommodation, benefitting from gas central heating, double glazing and briefly comprises canopy porch, entrance hall, guest cloakroom, large L shaped lounge/dining room extended L shaped breakfast kitchen and spacious utility room.

On the first floor there are five bedrooms. Principal bedroom with ensuite and dressing room with window which can be used as an occasional play room/office and a luxury family bathroom.

Outside there is a landscaped rear garden. The property also offers potential for further conversion of the existing double length garage.

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



Details:

Canopy Porch

Hall

Downstairs WC 4'11" x 4'7" (1.5m x 1.4m)

Lounge/Dining Room 22' x 18'3" (6.7m x 5.56m)

Kitchen/Breakfast Room 21'10" x 12'2" (6.65m x 3.7m) Both Max

Utility Room 13'3" x 9' (4.04m x 2.74m)

Landing

Bedroom 1 16'10" x 12'5" (5.13m x 3.78m)

Ensuite 12' x 4'11" (3.66m x 1.5m)

Dressing Room 8'3" x 8'2" (2.51m x 2.5m)

Bedroom 2 12'1" x 10'4" (3.68m x 3.15m)

Bedroom 3 12'6" x 9'1" (3.8m x 2.77m)

Bedroom 4 9'1" x 9'1" (2.77m x 2.77m)

Bedroom 5 8'1" x 7'8" (2.46m x 2.34m)

Bathroom 11'9" x 8'9" (3.58m x 2.67m)

EPC Rating: D

Council Tax Band: E (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?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and

mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

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.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all

involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money

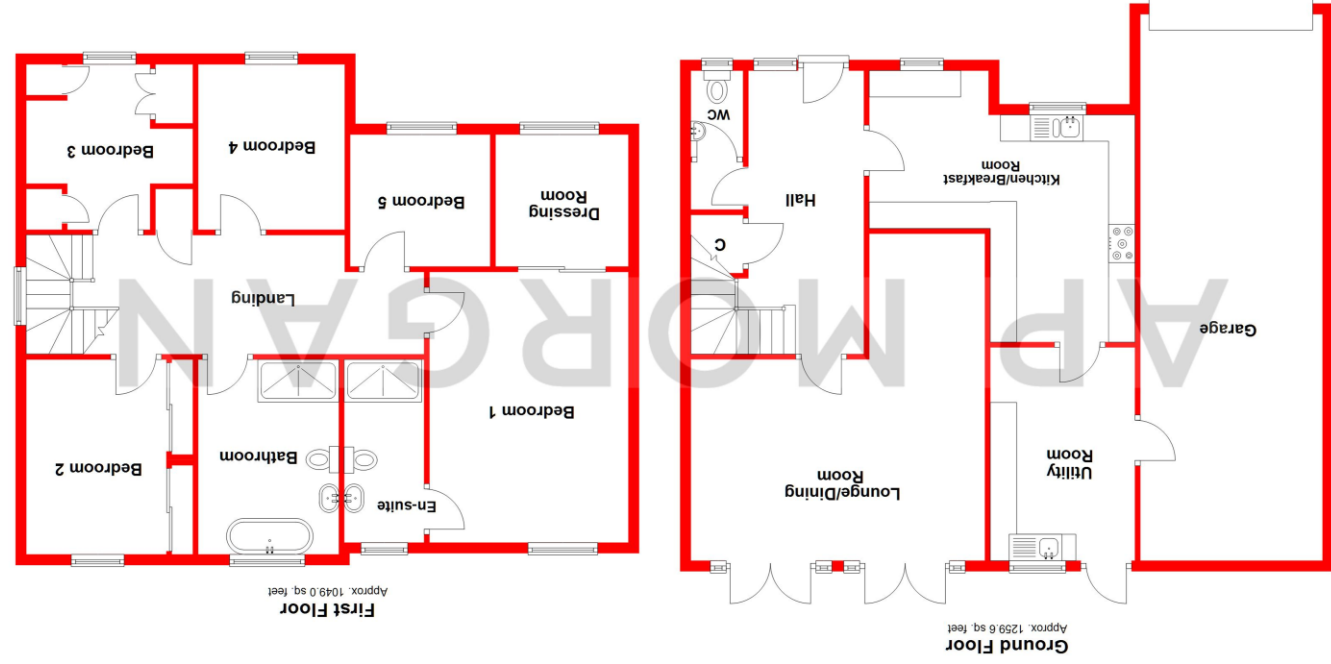
laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who

will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 +

VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks

and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of

a memorandum of sale on the property you would like to buy.



Total area: approx. 2308.6 sq. feet

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.
Plan produced using Planlup.

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