

AP MORGAN



Woodshires Road, Solihull
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:

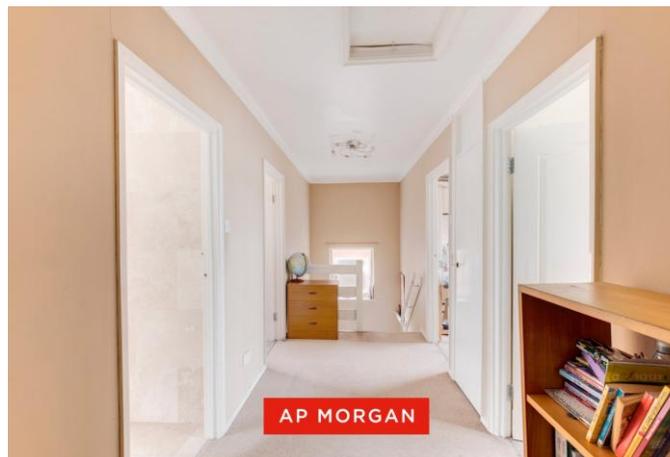
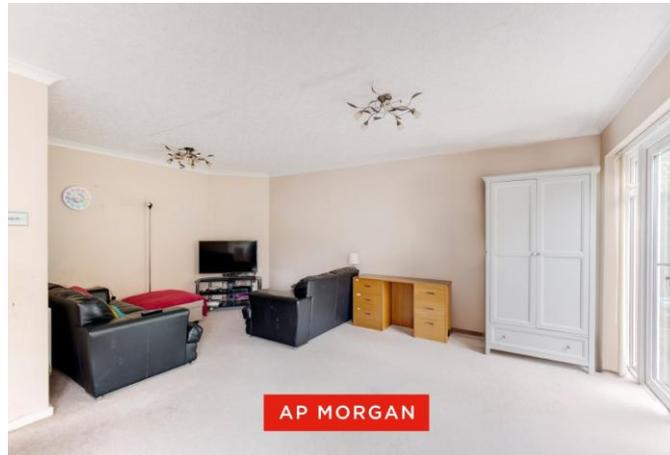
Situated in a prime location, an ideal opportunity to purchase this impressive five bedroom extensively extended detached which would make an ideal family home.

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. The principal bedroom has an ensuite and dressing room with window which can be used as an occasional playroom/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

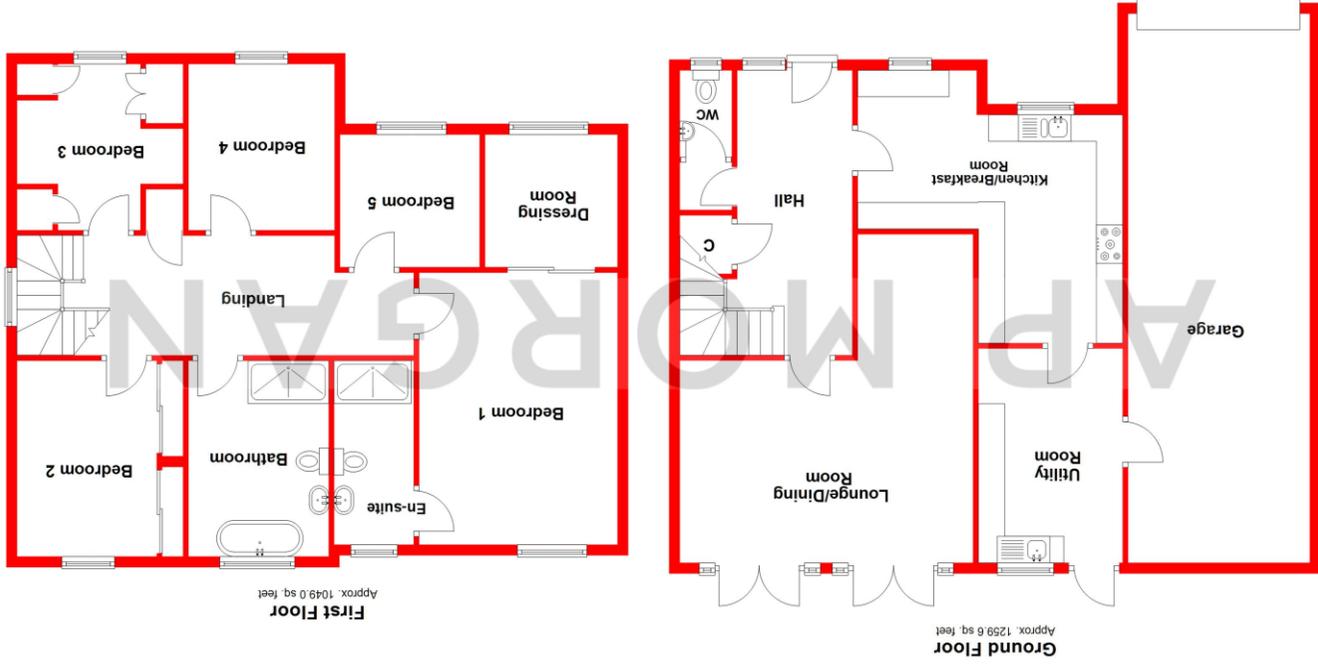
Estate Agents are required by law to conduct anti-money

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 £39 + 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 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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.