



42 WOLVERLEY ROAD, SOLIHULL, B92 9HW  
PURCHASE PRICE £315,000





## PROPERTY OVERVIEW

A fantastic opportunity to purchase this spacious three bedroom semi detached which has been immaculately maintained and decorated. The property benefits from gas central heating, UPVC double glazing and has the added attraction of a modern refitted kitchen/dining room and luxury bathroom. This property is within easy walking distance of Elmdon Park and briefly comprises of:- enclosed porch, entrance hall, attractive lounge, luxury fitted kitchen/dining room, family room, utility area, laundry room, downstairs wc, three good sized bedrooms, modern bathroom, south facing garden and garage. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the driveway with lawned foreground.

## ENCLOSED PORCH

With UPVC double glazed windows and door with further door giving access through to:-

## ENTRANCE HALL

With central heating radiator, staircase to the first floor, useful under stairs storage cupboard, feature timber floor and leading to:-

## ATTRACTIVE LOUNGE

16' 2" x 11' 3" (4.94m x 3.43m) (max) Having a feature log burning stove with oak mantle over, UPVC double glazed bay window, oak timber floor, TV point, power points and central heating radiator.

## LARGE LUXURY FITTED KITCHEN/DINING ROOM

21' 8" x 13' 9" (6.61m x 4.21m) (max) Having an extensive range of luxury fitted units comprising of an inset one and half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, fitted appliances including a five ring gas hob with extractor hood over,



integrated microwave, oven, larder fridge, dishwasher, tiled floor, central heating radiator, ample space for a dining table and open aspect leading through to:-

#### FAMILY ROOM

11' 0" x 7' 7" (3.36m x 2.32m) Having two Velux roof lights, UPVC double opening French doors leading out to the rear garden, tiled floor and central heating radiator.

#### UTILITY AREA

7' 10" x 6' 0" (2.41m x 1.84m) With central heating radiator, double glazed side door, tiled floor and further door leading to:-

#### LAUNDRY ROOM

With plumbing for a washing machine, further space for a tumble dryer, wall cupboards, UPVC double glazed window and further door leading to:-

#### SEPARATE WC

With low flush wc.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### LANDING

With UPVC double glazed window, hatch to the roof void and leading to:-

#### BEDROOM ONE (REAR)

11' 5" x 11' 0" (3.49m x 3.37m) UPVC double glazed window, central heating radiator and power points.

#### BEDROOM TWO (FRONT)

11' 5" x 9' 9" (3.50m x 2.99m) UPVC double glazed window, central heating radiator and power points.

#### BEDROOM THREE (REAR)

9' 11" x 6' 11" (3.03m x 2.13m) UPVC double glazed window, central heating radiator and power points.

#### MODERN REFITTED BATHROOM

Being fully tiled comprising of a panelled bath with shower over, shower screen, vanity wash

basin, low flush wc, recessed lighting, double glazed window and tiled floor.

#### OUTSIDE

#### REAR GARDEN

The property enjoys a large south facing rear garden, having a patio, lawn and large timber shed.

#### GARAGE

Situated at the side rear of the property.

#### TENURE

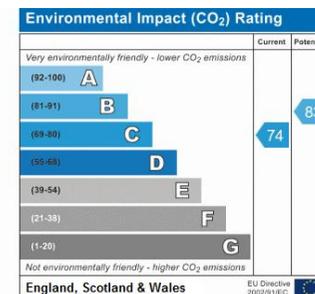
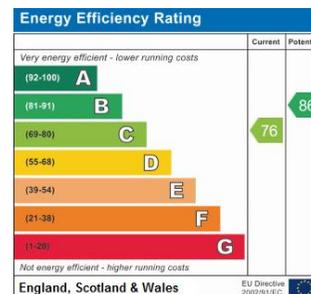
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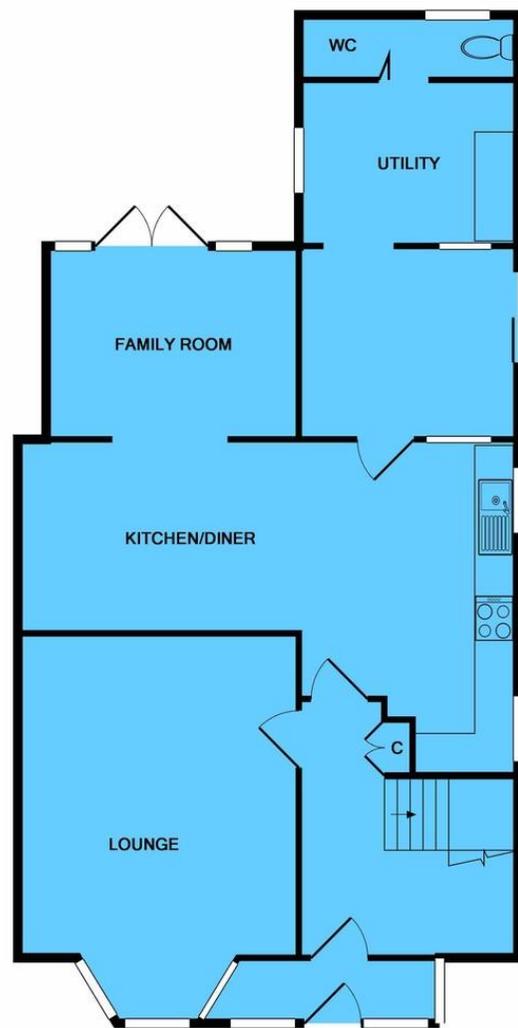
#### VIEWING

Via Xact Homes on 0121 712 6222.

#### COUNCIL TAX

Council Tax Band C





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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