

FOR SALE



Woodshires Road, Solihull

4 Bedrooms, 2 Bathroom, Mews

Asking Price Of £495,000

MARTIN&CO



Woodshires Road, Solihull

4 Bedrooms, 2 Bathroom

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- Feature Four Double Bedroom Mews
- Master Bedroom with En Suite
- Spacious Rear Lounge
- Integral Garage
- No Upward Chain



APPROACH The property lies back from the road behind block paved driveway providing parking for minimum of two cars.

GROUND FLOOR

ENTRANCE HALL having composite door at front with double glazed panels inset, radiator and stairs to the first floor.

GUEST CLOAKROOM being half tiled and fitted with low level w.c., pedestal wash hand basin, radiator and extractor fan.

LOUNGE/DINER 19' 3" x 15' 7" (5.87m x 4.77m) plus 10' 4" x 9' 10" (3.17m x 3.0m) having Adams style fireplace with fitted gas fire, three radiators, and double glazed window to rear with matching door opening to rear garden.

FITTED KITCHEN 11' 6" x 10' 6" (3.53m x 3.22m) having double glazed window to front and fitted with a contemporary range of matching base and wall units with roll edge work surfaces having tiled splash backs and inset with one and a half bowl sink together with a range of integrated Siemens appliances including five ring gas hob unit with canopy extractor hood over, two separate ovens, fridge/freezer and dishwasher.

FIRST FLOOR

LANDING with Boiler Cupboard off and doors to:

MASTER BEDROOM 15' 1" x 11' 6" (4.62m x 3.51m) with built in double wardrobe, two radiators and double glazed door with matching windows at side giving access to:

BALCONY



EN SUITE SHOWER ROOM having tiled walls and incorporating walk in shower, pedestal wash hand basin, low level w.c. heated towel rail and extractor fan.

BEDROOM TWO 15' 2" x 13' 5" (4.64m x 4.09m) with built in double wardrobe, radiator and double glazed window to the rear.

BEDROOM THREE 12' 2" x 10' 5" (3.73m x 3.18m) with double wardrobes built in, radiator and double glazed door to Juliette balcony.

BEDROOM FOUR 10' 3" x 9' 11" (3.13m x 3.04m) with double glazed window to rear and radiator.

FAMILY BATHROOM being part tiled and fitted with panelled bath having shower over, pedestal wash hand basin, low level w.c., and heated towel rail.

OUTSIDE

INTEGRAL GARAGE 16' 11" x 9' 3" (5.18m x 2.83m) with metal up and over door at front, door to hall and both power and light points.

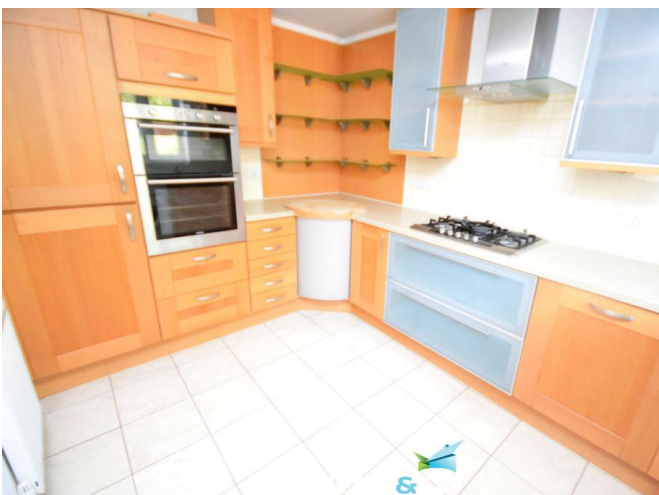
REAR GARDEN To the rear is patio area with lawn beyond and ornamental shrubbery borders.

TENURE We are advised by the vendor that the property is FREEHOLD (Subject to verification by your solicitor).

MANAGEMENT CHARGE We are advised by the vendor that there is an annual management fee of £500 for maintenance of the communal area/gardens.

ANTI MONEY LAUNDERING POLICY Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.



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The cost of these checks is £54 inc vat per person. 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 office issuing a memorandum of sale on the property you would like to buy.

AI DISCLAIMER Some images in this listing have been digitally enhanced using artificial intelligence (AI) to add virtual furniture and décor for illustrative purposes only. These images are intended to help prospective buyers or tenants visualise the potential use and layout of the property. The furniture, furnishings, and decorative items shown are not included in the sale or letting and may not accurately represent the property's current appearance. We recommend viewing the property in person to appreciate its actual condition and features.

DISCLAIMER Martin & Co have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the



360°
INTERACTIVE
TOUR
AVAILABLE

 MARTIN&CO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	86 B





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.