

Wentworth Road
Solihull

burchell edwards

Wentworth Road
Solihull B92 7NA

for sale offers in excess of
£280,000







Property Description

A well-presented three-bedroom semi-detached home in Solihull, Birmingham, offering spacious family accommodation throughout.

Featuring a comfortable lounge, separate dining room, fitted kitchen, and a bright conservatory overlooking the garden, this property is ideal for modern family living and entertaining.

Conveniently located close to local amenities, schools, and transport links.

Dining Room

10' 10" x 10' 10" (3.30m x 3.30m)

Double glazing bay window to front, brick fireplace with electric heater, wall lights, ceiling light, wall sockets, radiator

Lounge

11' 10" x 10' 10" (3.61m x 3.30m)

Double glazing window to rear and door to conservatory, fireplace with electric heater, ceiling light, wall sockets, radiator

Conservatory

21' x 6' 7" (6.40m x 2.01m)

Tiled flooring, wall sockets, french doors leading to garden

Kitchen

9' 2" x 5' 11" (2.79m x 1.80m)

Double glazing to rear, wall and base units, oven, fan, extractor fan

Bedroom Three

9' 6" x 5' 11" (2.90m x 1.80m)

Double glazing to rear, wall sockets, ceiling light, radiator

Bedroom Two

.12' 6" x 10' 10" (3.81m x 3.30m)

Double glazing to rear, fitted wardrobes, radiator, wall sockets, ceiling light

Bedroom One

11' 1" x 10' 10" (3.38m x 3.30m)

Double glazing bay window to front, fitted wardrobes, wall sockets, radiator, wall lights

Shower Room

7' 3" x 5' 10" (2.21m x 1.78m)

Shower, w.c, wash hand basin, mirrored storage







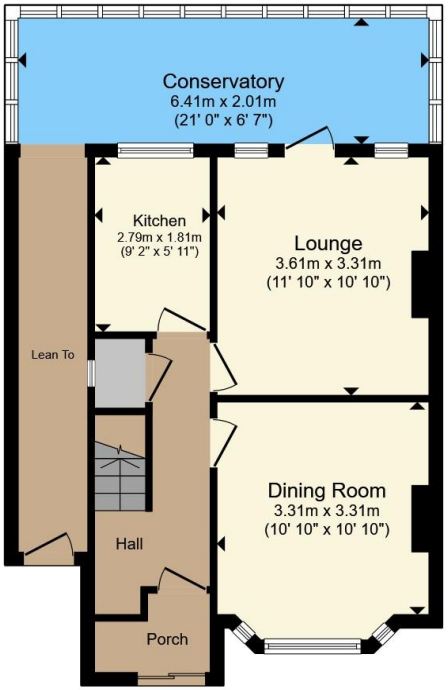




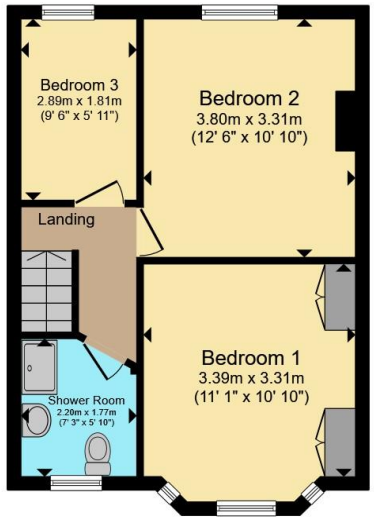








Ground Floor



First Floor

Total floor area 101.1 m² (1,088 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

burchell edwards

To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211822

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.