



REASSURINGLY LOCAL



Asking Price Of **£325,000**





Two-Bedroom Semi-Detached Bungalow

- Two bedroom bungalow
- Beautifully presented
- Modern fitted kitchen
- Utility area
- Contemporary bathroom
- Garage

A well-proportioned two-bedroom bungalow, ideally situated on Wharton Avenue in Solihull. The property offers a spacious lounge with ample room for a dining table and chairs, creating a comfortable and versatile living space. The light and well-presented kitchen is fitted with a range of integrated appliances, providing both practicality and convenience. A particularly useful feature is the covered side entrance currently utilised as a utility area, offering additional functional space. There are two good-sized double bedrooms, along with a contemporary bathroom. Overall, this is a spacious and practical bungalow offering spacious accommodation.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



APPROACH

The property is approached via a tarmac driveway, providing generous off-road parking leading to the front entrance porch.

ENTRANCE PORCH

A welcoming entrance porch with a large built-in storage cupboard providing useful space for coats and shoes. The porch leads through into the main accommodation.

LOUNGE

A light and spacious lounge featuring a charming bay window, creating a bright and welcoming space. There is ample room for a dining table and chairs, making this an ideal space for both relaxing and entertaining.

KITCHEN

A bright and practical galley-style kitchen fitted with a good range of wall and floor mounted units, providing plenty of storage and worktop space. The kitchen benefits from integrated appliances, including a fridge/freezer, oven and dishwasher together with an electric hob. Ceiling spotlights provide a modern finish.

COVERED SIDE UTILITY AREA

A useful, covered side area is currently utilised as a utility space and features additional storage units, together with space for a washing machine and dryer.

MASTER BEDROOM

A spacious master bedroom overlooking the garden, featuring fitted wardrobes and a dressing table, providing excellent storage and preparation space.

BEDROOM TWO

A light and well-proportioned double bedroom with doors opening directly onto the garden. This room also benefits from a useful storage cupboard.

BATHROOM

A contemporary bathroom fitted with a shower cubicle, wash hand basin set within a vanity unit and a low-level W/C. The room is complemented by a chrome ladder style radiator.

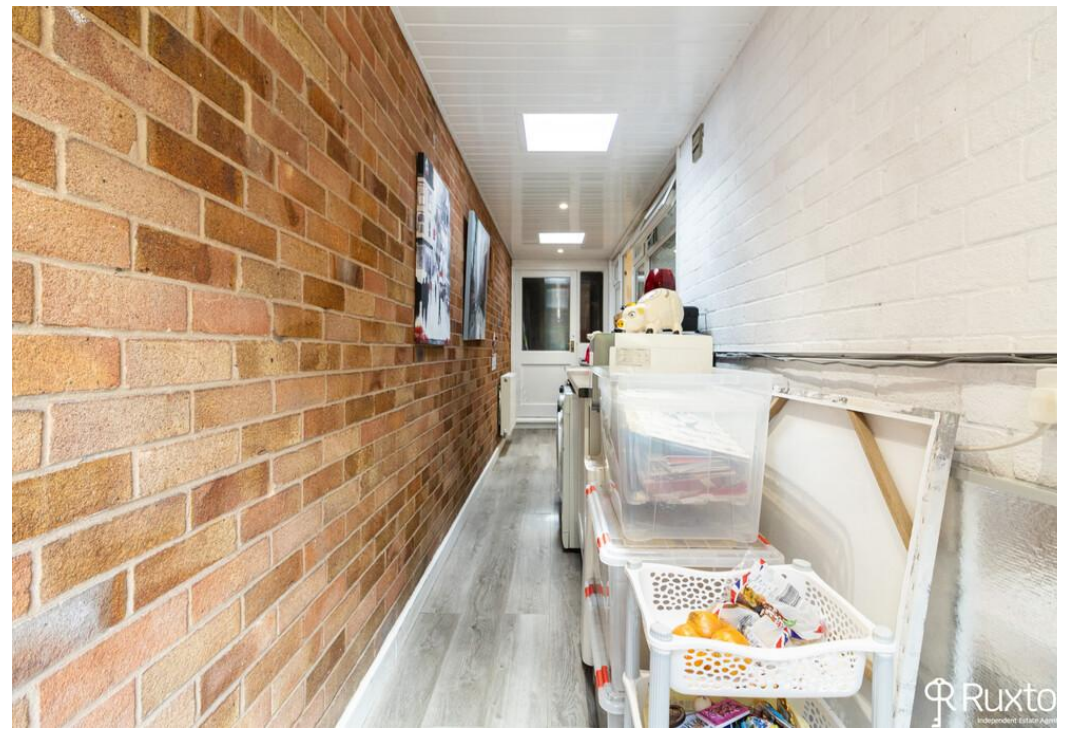
GARDEN

A rear garden, mainly laid to lawn and complemented by plants and shrubbery.

GARAGE

A useful garage providing secure storage.

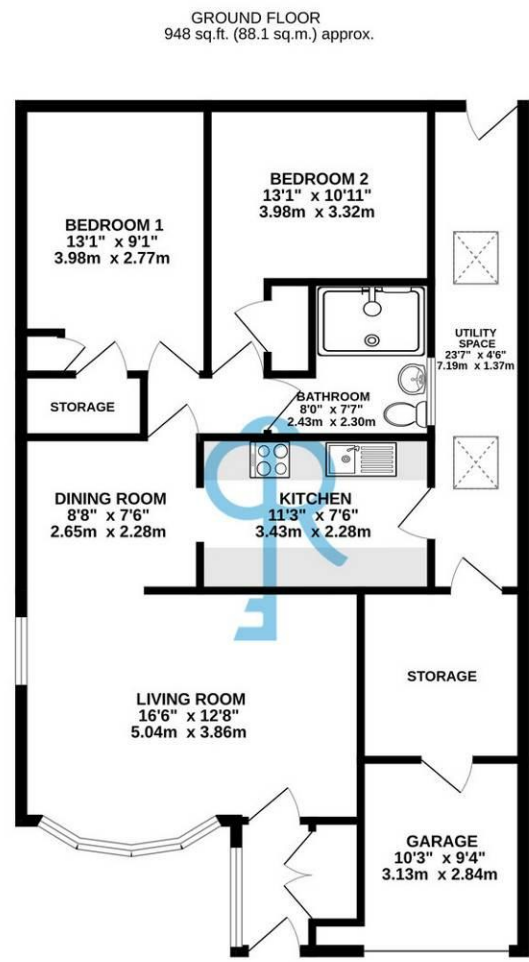








Floor Layout



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.

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.

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Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

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