



smarthomes

## Witherford Croft

Solihull, West Midlands, B91 1TX

- A Larger Style Semi Detached Family Home
- Three Good Size Bedrooms
- Potential To Extend (STPP)
- No Upward Chain

**Offers Over £425,000**

EPC Rating - 67

Current Council Tax Band - D





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmac driveway providing off road parking extending to gated side access to rear garden, garage doors and glazed double doors leading into

### Enclosed Porch

With tiled flooring and door leading through to



### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation, door to garage and further doors leading off to

### **Guest WC**

With low flush WC, corner wash hand basin and ceiling light point

### **Spacious Lounge to Front**

15' 1" x 10' 4" (4.6m x 3.15m) With double glazed bay window to front elevation, radiator, ceiling light point, wall lighting and feature stone effect fire surround with electric fire



### **Dining Kitchen to Rear**

16' 9" x 14' 1" (5.11m x 4.29m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher, radiator, spot lights to ceiling, tiled flooring, double glazed window to rear, double glazed French doors leading out to the rear garden and door leading into

### **Utility Room**

8' 1" x 7' 3" (2.46m x 2.21m) With fitted wall and base units, space and plumbing for washing machine, double glazed windows to side and rear, ceiling light point, radiator and door leading to side



### **Accommodation on the First Floor**

#### **Landing**

With ceiling light point, access to loft space and doors leading off to

#### **Bedroom One to Front**

15' 8" x 10' 6" (4.78m x 3.2m) With double glazed bay window to front elevation, radiator, ceiling light point and a range of fitted furniture

#### **Bedroom Two to Rear**

10' 1" x 13' 5" (3.07m x 4.09m) With double glazed window to rear elevation, radiator and ceiling light point

#### **Bedroom Three to Front**

9' 7" x 8' 5" (2.92m x 2.57m) With double glazed window to front elevation, radiator, ceiling light point and door to store cupboard





### Store Cupboard

4' 8" x 3' 11" (1.42m x 1.19m) With double glazed window to rear elevation and fitted shelving

### Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; panelled bath with telephone effect mixer tap with shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with tiling to water prone areas, vanity mirror, tiled flooring, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, well stocked shrub borders and stepping stone pathway

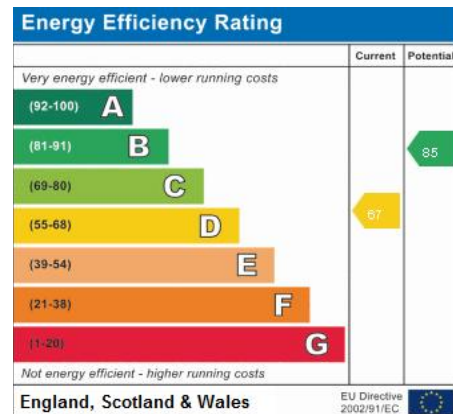
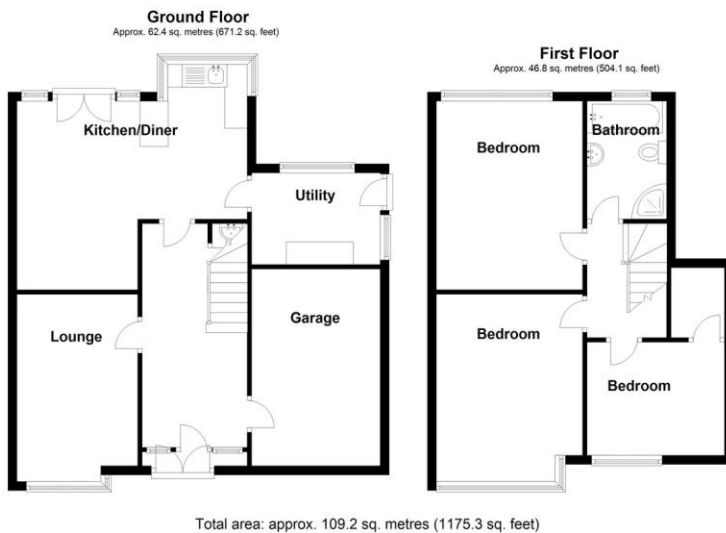


### Garage

8' 2" x 15' 0" (2.49m x 4.57m) Having superb potential for conversion or extension subject to the relevant planning permission, with garage doors to driveway, door to hallway, wall mounted Vaillant boiler and ceiling light point

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.