



smarthomes

## Widney Lane

Solihull

- A Beautifully Presented Four/Five Bedroom Detached Home
- Stunning Open Plan Family Kitchen/Diner with Bi-Fold Doors
- Mature Landscaped South Facing Rear Garden
- Two En-Suite Shower Rooms & Luxury Family Bathroom

**£1,000,000**

Current EPC Rating - C  
Current Council Tax Band - F





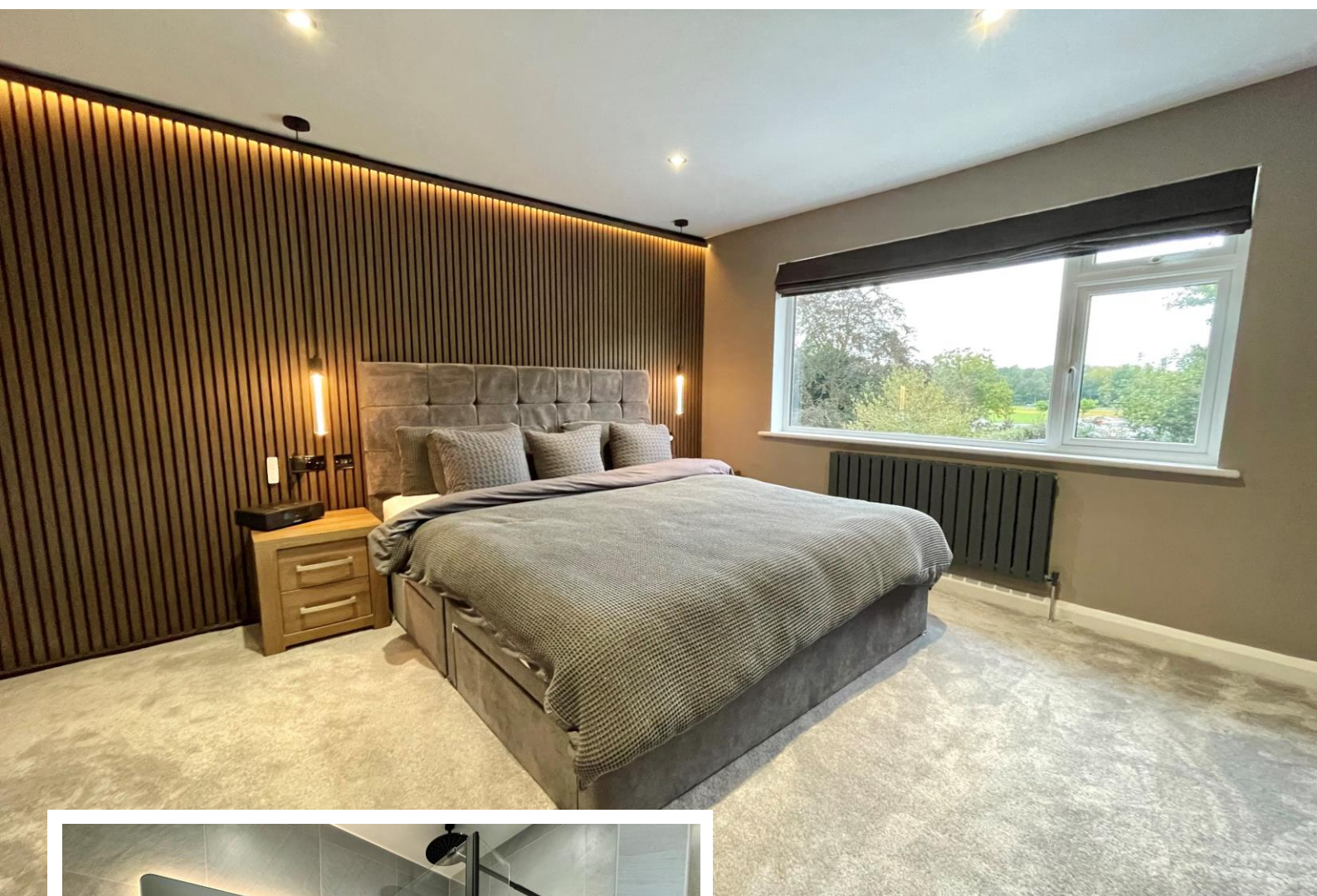


## Property Description

A truly stunning significantly extended five bedroom detached family home situated on a most sought after road. Offering spacious accommodation comprising a superb extended open plan family kitchen/diner, spacious lounge, home office, utility room, guest W.C, ground floor bedroom with en-suite shower room, four first floor bedrooms, master en-suite shower room & dressing area, family bathroom, landscaped South facing rear garden and driveway parking with EV charger

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 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.





## Rooms & Measurements

Spacious Lounge to Front 4.6m x 4.19m (15'1" x 13'9")

Superb Extended Open Plan Family Kitchen/Diner to Rear 10.44m x 6.32m (34'3" x 20'9")

Utility Room 1.7m x 1.09m (5'7" x 3'7")

Home Office to Rear 4.57m x 2.36m (15'0" x 7'9")

Ground floor Bedroom Five to Front 8.28m max x 2.03m (27'2" max x 6'8")

En-Suite Shower Room 2.59m x 1.14m (8'6" x 3'9")

Bedroom One to Rear 6.1m max x 3.96m max (20'0" max x 13'0" max)

En-Suite Shower Room 2.31m x 2.26m (7'7" x 7'5")

Bedroom Two to Front 4.67m x 4.14m (15'4" x 13'7")

Bedroom Three to Front 3.71m x 2.13m (12'2" x 7'0")

Bedroom Four to Rear 3.89m max x 2.67m max (12'9" max x 8'9" max)

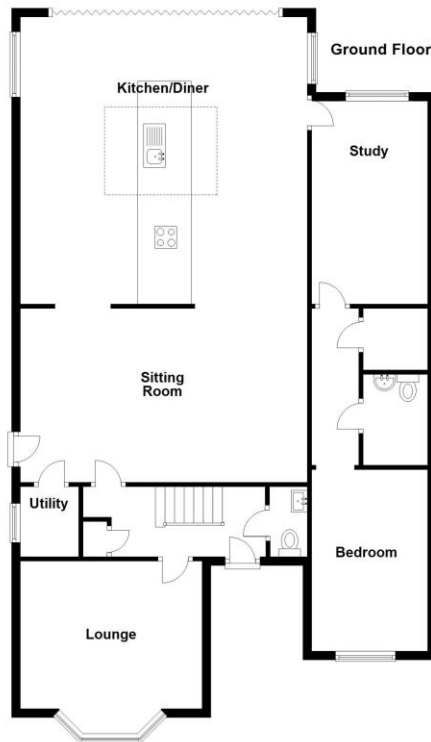
Re-Fitted Family Bathroom to Side 2.95m x 1.65m max (9'8" x 5'5" max)

### Tenure

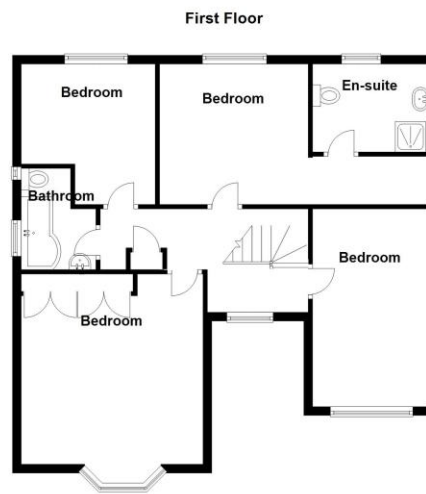
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – F





Total area: approx. 205.2 sq. metres (2208.5 sq. feet)



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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 are 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.