Ruxton
Independent Estate Agents

Wharton Avenue, Solihull, B92 9LY

REASSURINGLY LOCAL

Asking Price Of **£325,000**





Three-Bedroom Link-Detached Property

- Link Detached Property
- Downstairs W/C
- Three Bedrooms
- Private Rear Garden
- Garage
- No Onward Chain

A spacious three-bedroom link-detached property offering excellent potential to extend (Subject to Planning Permission) on a generous plot. The accommodation includes two double bedrooms and a generous sized third bedroom, providing comfortable family living with plenty of scope for buyers to personalise and improve the home to their own requirements. The property benefits from a downstairs W/C, good outdoor space and a private rear garden which is well-established with mature plants, shrubs and attractive flowerbeds. There is also the added benefit of a garage providing useful storage and parking facilities. Set within a popular residential location, this is a home which combines spacious accommodation. Viewing is recommended to appreciate the ideal location close to motorway networks and Birmingham International Airport and the N.E.C. The property is offered with no onward chain.

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 generous blocked-paved driveway providing off road parking for up to four cars, complemented by an attractive front lawn and a well-established flower border. The driveway also provides convenient access to the garage.

HALLWAY
A welcoming entrance hallway.

DOWNSTAIRS W/C
Conveniently positioned off the entrance hallway. The downstairs W/C features a wash hand basin and low-level W/C.

KITCHEN
A bright and well-proportioned kitchen offering plenty of wall and floor mounted units, providing excellent storage and workspace. The kitchen benefits from space and plumbing for a washing machine/dryer together with a free-standing dishwasher and space for a fridge/freezer. There is a built-in NEFF oven with a gas hob, making this a practical space for everyday family living.

LIVING ROOM
A large bright and spacious living room offering ample space for comfortable seating and a dining room table and chairs. The room features an electric fire with surround, creating a welcoming focal point, while patio doors provide direct access to the private rear garden.

MASTER BEDROOM
A generously proportioned and light-filled double bedroom featuring a large window overlooking the private rear garden. The room benefits from built-in wardrobes providing excellent storage.

BEDROOM TWO
A further well-proportioned double bedroom featuring a front facing window, providing plenty of natural light.

BEDROOM THREE
A generous sized third bedroom featuring useful built-in storage including a wardrobe, shelving and storage drawers.

BATHROOM
The bathroom is fitted with a bath with shower over, wash hand basin and low level W/C.

GARDEN
The property benefits from a private and well-established rear garden, featuring a patio area. The garden is mainly laid to lawn and is complemented by established flowers, mature shrubs and a raised vegetable bed. Further benefits include a summer house and shed, providing useful additional storage.

GARAGE
With electric and lighting.















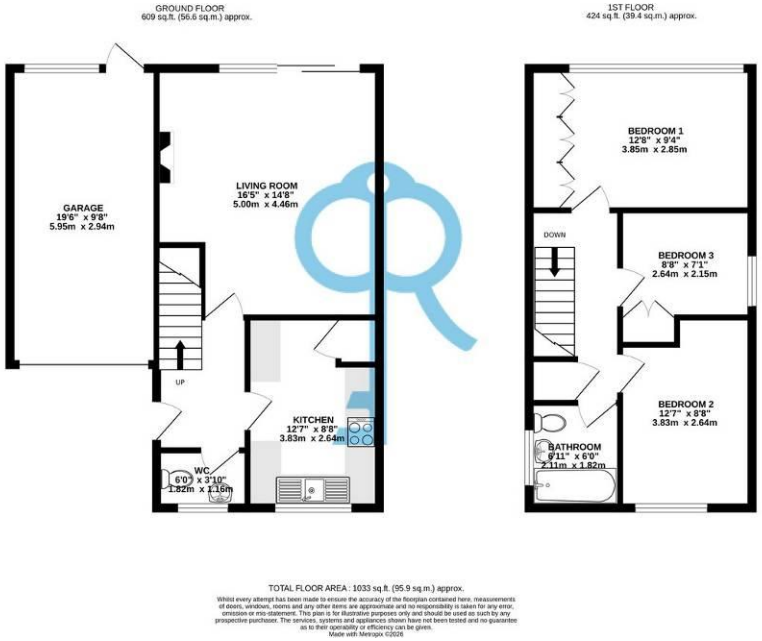








Floor Layout



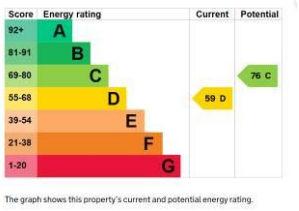
Tenure

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)

Total approx. floor area 1,033 sq ft (96 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.





Ruxton
Independent Estate Agents

6 The Square, Solihull B91 3RB

Email info@ruxtonproperty.co.uk
Call +44 (0)121 704 0100

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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