



melvyn
Danes
ESTATE AGENTS



Wheeley Road
Solihull
Asking Price £270,000

Wheeley Road leads indirectly off Damson Lane along which regular bus services operate to the town centre of Solihull and out towards the A45 Coventry Road. The A45 gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. Jaguar Land Rover is within walking distance just off Damson Lane.

Local shops will be found in both Damson Lane and in nearby Yew Tree Lane together with a doctors surgery and further shops will be found in Rowood Drive.

The town centre of Solihull offers an excellent array of shopping facilities together with a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

This three bedroomed property offers no chain and is set back from the road behind a smart tarmac driveway leading to the accommodation. In good decorative order and briefly comprising of living room with fire place and bay window, fitted kitchen and dining room with access via sliding doors onto the garden, three bedrooms with fitted wardrobes and closet, family bathroom, single garage and off road parking.



ACCOMMODATION

Entrance Hall

Living Room

15'7" x 12'0"

Kitchen/Dining Room

15'1" x 10'5"

Bedroom One

12'11" x 8'3"

Bedroom Two

10'10" x 8'3"

Bedroom Three

6'6" x 9'10"

Bathroom

6'5" x 7'9"

Front And Rear Gardens

Off road Parking

Garage



TENURE: We are advised that the property is freehold.

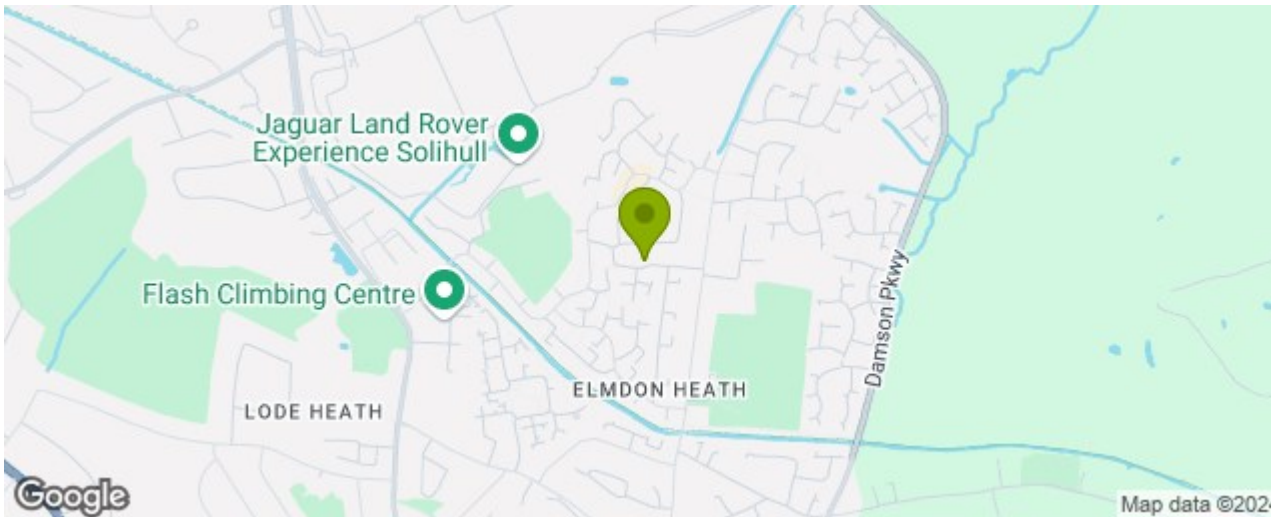
COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.

Ground Floor



14 Wheeley Road Solihull Solihull B92 9PB Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.