



149 Wellsford Avenue, Solihull, B92 8HB

Price Guide **£259,950**

- Comprehensively Refurbished Semi Detached – NO CHAIN
- Magnificent Family Dining/ Kitchen
- Three Bedrooms
- Front Reception Room
- Utility + Cloakroom/WC
- New Contemporary Bathroom
- New Gas Central Heating & Double Glazing
- Energy Efficiency Rating - C

0121 709 3300

149 Wellsford Avenue, Solihull, B92 8HB

149 Wellsford Avenue is an exceptionally presented extended three bedroom traditional semi detached residence that has been beautifully refurbished by the current owners conveniently situated within close proximity to Solihull town centre and easy access for motorway and transport links and local amenities. The well appointed accommodation briefly comprises hall way, cloak cupboard, lounge, magnificent extended family kitchen, utility, cloakroom/wc, three bedrooms, refitted bathroom, off road parking & newly landscaped generous garden. No Chain

APPROACH

Via a newly laid gravel and block paved driveway that enables off road parking and leading to a storm porch entrance to:

HALLWAY

UPVC door to a bright and airy hallway entrance with wood effect flooring, single panel radiator, ceiling light point, open cloaks cupboard with UPVC double glazed window, stairs rising to first floor landing, oak veneer doors leading off to lounge and magnificent family kitchen.

LOUNGE

15' 9" (4.8M) X 9' 6" (2.9M)

Wood effect flooring, ceiling light point, double panel radiator, UPVC double glazed bay window to front aspect.



MAGNIFICENT FAMILY KITCHEN

20' 8" MAX (6.3M) X 18' 8" (5.7M)

A stunning kitchen being "the hub of this superb home", is comprehensively fitted with a range of modern painted wall and base units, plus a central island, co-ordinated marble effect roll top work surface over, a host of fitted appliances including Bosch stainless steel four ring hob, electric oven with stainless steel canopy extractor hood over, integrated dishwasher, fridge and freezer, one and a half bowl stainless steel sink and drainer unit with chrome mixer tap over, complementary ceramic tiling to splash prone areas, central roof lantern, inset ceiling spot lights, ceramic floor tiling, two double panel radiators, TV aerial and power point, UPVC double glazed bi-folding doors and UPVC double glazed window to rear aspect, oak veneer doors lead to under stairs storage, utility and cloakroom/WC.



UTILITY

9' 2" (2.8M) X 4' 3" (1.3M)

Vaillant condensing central heating boiler, space and plumbing for a washing machine and a dryer, ceiling light point, ceramic floor tiling, oak door to:

CLOAKROOM/WC

Contemporary low level flush wc, wash hand basin with vanity cupboard, chrome radiator, built in shelving extractor fan, recessed spot lights.



FIRST FLOOR LANDING

Loft access, ceiling light point, oak veneer doors to all bedrooms and bathroom.

BEDROOM ONE

12' 10" (3.9M) X 9' 10" (3M)

UPVC double glazed bay window to front aspect, single panel radiator, ceiling light point.

BEDROOM TWO

12' 2" (3.7M) X 9' 10" (3M)

UPVC double glazed bay window to rear aspect, single panel radiator, ceiling light point.

BEDROOM THREE

6' 7" (2M) X 5' 7" (1.7M)

UPVC double glazed window ariel window to front aspect, single panel radiator, ceiling light point.



BEUTIFULLY APPOINTED BATHROOM

A beautifully appointed contemporary three piece suite comprising low level flush wc, wash hand basin with vanity cupboard below, panelled bath with chrome thermostatic shower over, complementary ceramic tiling to walls, wood effect flooring, recessed LED spotlights, fitted towel shelving, chrome towel radiator, obscure UPVC double glazed window to rear aspect.

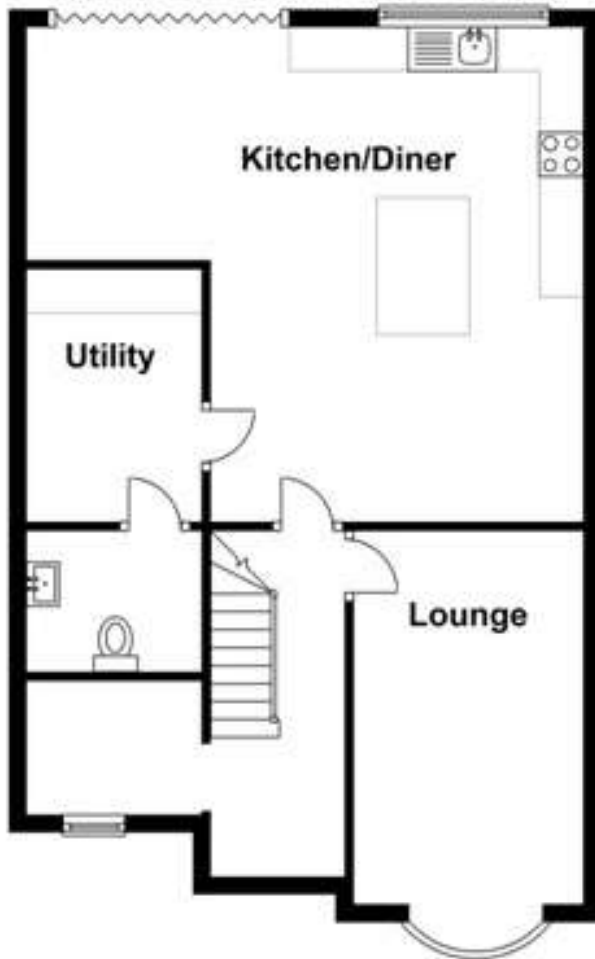
GARDEN

A newly turfed good size rear garden with a full width decked patio area, timber fencing to perimeter, rear gated access leads to a vehicular right of way, exterior lighting and exterior power point.



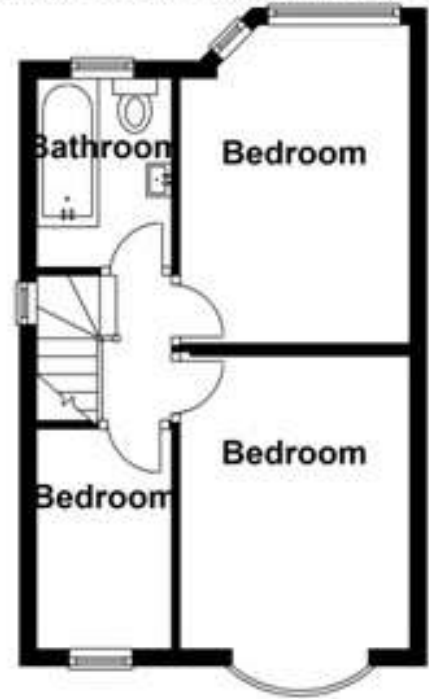
Ground Floor

Approx. 60.5 sq. metres (651.7 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 89.5 sq. metres (963.2 sq. feet)



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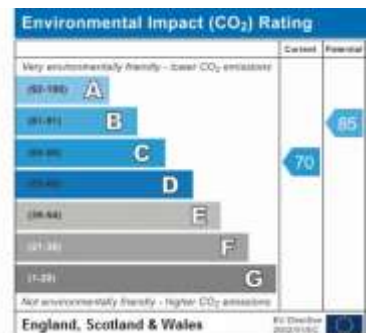
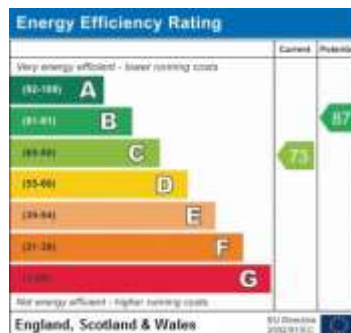
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