



38 Walsgrave Drive, Solihull, B92 9PP

Price Guide **£249,950**

- Beautifully Presented Inner Townhouse
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Large Conservatory
- Three Bedrooms
- Pleasant Rear Garden
- Energy Efficiency Rating - C

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38 Walsgrave Drive, Solihull, B92 9PP

38 Walsgrave Drive is a beautifully presented and much improved three bedroom inner townhouse that is conveniently located close to local amenities and Solihull town centre. In brief the accommodation comprises: - entrance hallway, spacious living room, conservatory, snug/ study, fitted breakfast kitchen, utility and downstairs WC, landing, three first floor bedrooms, family bathroom, driveway parking and private rear garden.

APPROACH

Dropped kerb leading to a block paved driveway providing off road parking, leading to a useful brick built store and enclosed storm porch entrance

ENTRANCE PORCH

Glazed door with wood effect flooring, double panelled radiator, built in cloak cupboard & hardwood glazed door to: -

BREAKFAST KITCHEN

12' 9" (3.08M) X 6' 10" (2.8M)

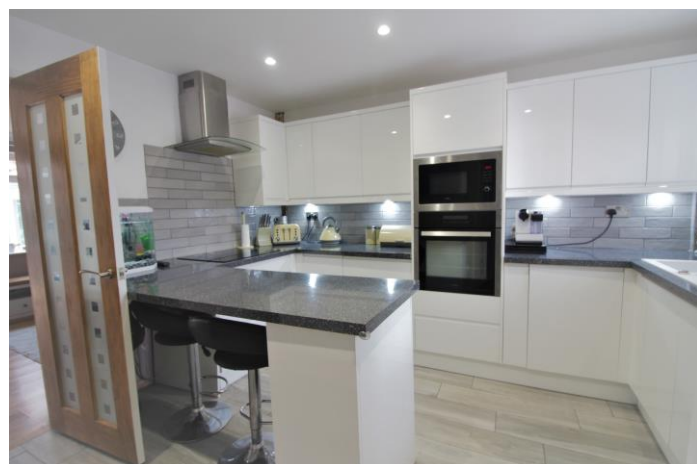
Comprehensively fitted to comprise a range of High gloss wall and base units with contrasting work surface over & matching breakfast bar, incorporating a composite sink/drainer with mixer tap, ceramic tiling to splashback areas. Integrated Neff induction hob, oven & microwave with extractor hood above, integrated Neff dishwasher & under counter fridge, double panelled central heating radiator, UPVC double glazed window to front elevation, recessed halogen spotlights and door to Utility & Lounge:



UTILITY

7'2" (2.2M) X 5'9" (1.8M)

Fitted wall and base units with work surfaces above, space and plumbing for a washing machine, and additional appliance wall hung central heating radiator, door to Snug & Cloakroom/WC



CLOAKROOM/WC

Low level flush WC, hand wash basin, tiling to splash prone areas, central heating radiator

SNUG/STUDY

10' 8" (3.26M) X 7' 9" (2.29M)

Double glazed bow window to front elevation & two further Velux skylight windows, wall hung central heating radiator, television aerial point.

SPACIOUS LOUNGE/DINER

17' 11" (5.47M) X 10' 9" (3.29M)

Ornamental fireplace with pebble stone effect gas fire inset with Marble hearth & surround coal effect fire, double panelled central heating radiator, television aerial point, wood effect flooring, two ceiling light points, UPVC double glazed window & French doors to:-

LARGE CONSERVATORY

17'11" (5.47M) X 9'7" (2.93M)

Double glazed French doors, wood effect flooring and central heating radiator point, wall light point.



FIRST FLOOR

Airing cupboard housing Worcester combi boiler, loft access and doors to:

BEDROOM ONE

13' 9" (4.19M) X 8' 8" (2.64M)

UPVC double glazed window to rear elevation, double panelled central heating radiator, ceiling light point:

BEDROOM TWO

10' 10" (3.29M) X 9' 0" (2.73M)

UPVC double glazed window to rear elevation, double panelled central heating radiator, ceiling light point.

BEDROOM THREE

9' 7" (2.96M) X 8' 5" (2.6M)

UPVC double glazed window to front aspect and double panelled central heating radiator, ceiling light point

FAMILY BATHROOM

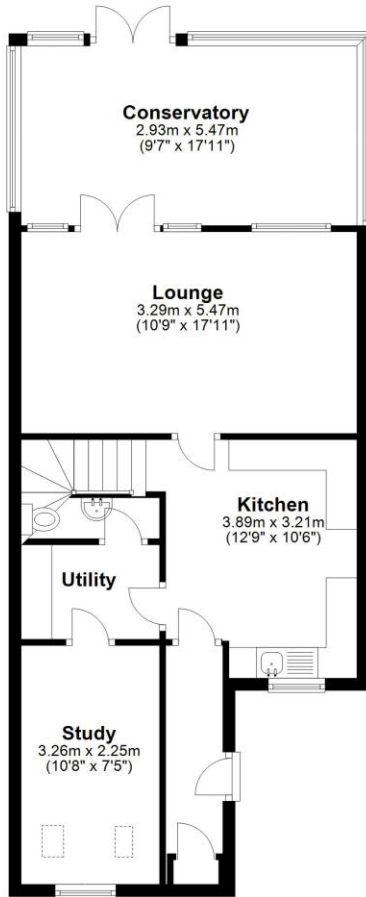
Modern three-piece white suite comprising, low level flush wc, pedestal hand wash basin, panelled bath with thermostatic shower over, complimentary ceramic tiling to splash prone areas and flooring, UPVC double glazed window to front elevation, chrome towel radiator

ESTABLISHED REAR GARDEN

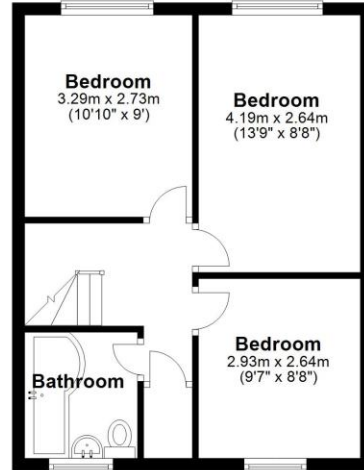
Patio area leading to a mostly laid to lawn garden with mature privet hedgerow, external water supply, lighting, and large timber shed. There is gated access to a shared right of way to the rear.



Ground Floor
Approx. 66.0 sq. metres (709.9 sq. feet)



First Floor
Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 105.5 sq. metres (1135.2 sq. feet)



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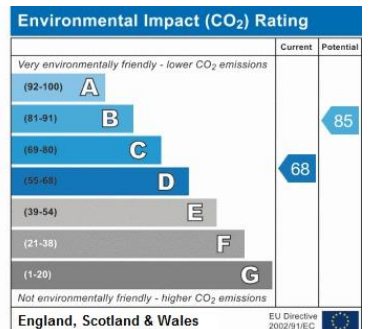
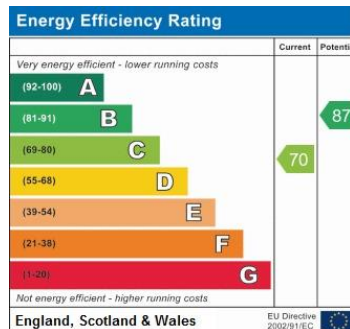
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