



58 Wherretts Well Lane, Solihull B91 2SD

£260,000

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Key Features

Reception Hall / Guest Cloakroom
Lounge / Dining Area
Fitted Kitchen
Three Bedrooms / Re-Fitted Bathroom
Gas Central Heating / Double Glazing
Landscaped Rear Garden

58 Wherretts Well Lane is a beautiful, fully refurbished and tastefully presented, three bedroomed, extended cottage residence, conveniently situated within this highly regarded residential area.

Tenure

We have been advised that the property is freehold. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

I have lived in this house for over two years, and in this area for twenty. This is a character cottage on the outside with all the convenience of a completely renovated and upgraded contemporary cottage on the inside.

I love to garden and have spent lots of time and effort creating a well stocked and kept rear garden with a peaceful feel.

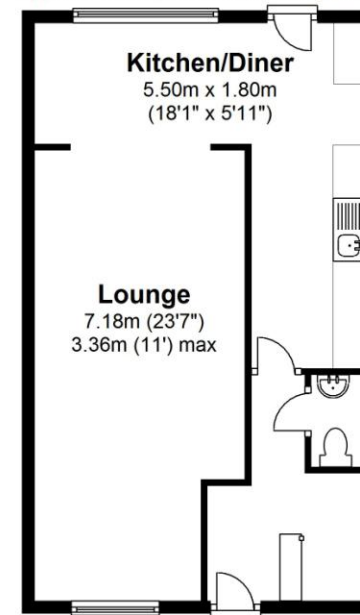
The wonderful facilities of Solihull Town Centre are a five minute drive and fifteen minute walk away. The local schools are excellent – both of my children attended. There are plenty of parks and outdoor spaces locally and good travel links close to hand. Perfect!

Local Schools

Yew Tree Primary School
Damson Wood Nursery and Infant School
Lode Heath School
Coppice Junior School

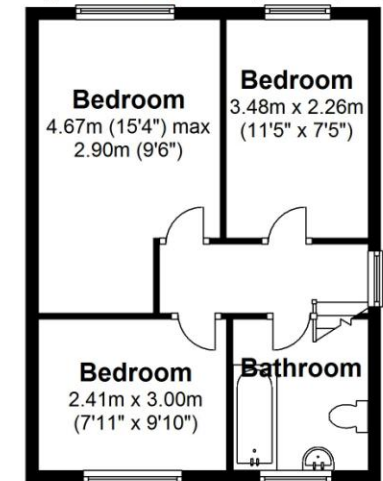
Ground Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



First Floor

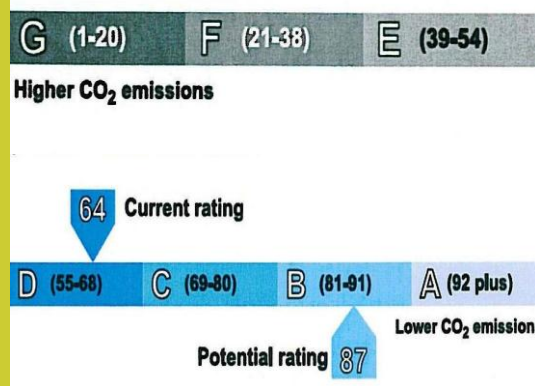
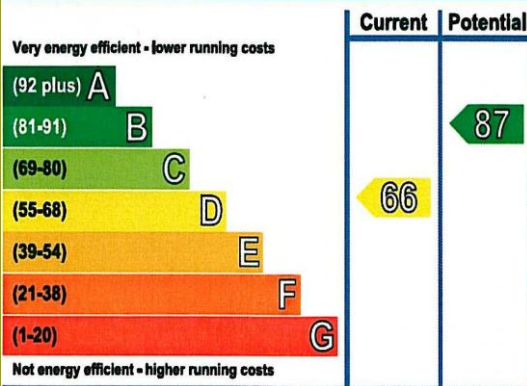
Approx. 37.7 sq. metres (406.0 sq. feet)



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



Total area: approx. 86.1 sq. metres (926.7 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



