



22 Wherretts Well Lane, Solihull B91 2SD

£385,000

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## Key Features

Canopy Porch / Reception Hall  
 Sitting Room / Living Room  
 Magnificent Open Plan Dining Kitchen  
 Lobby / Guest Cloakroom  
 First and Second Floor Landings  
 Five Bedrooms  
 En-Suite Bathroom / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Integral Garage  
 Foregarden Offering Driveway Parking  
 Established Rear Garden

22 Wherretts Well Lane is a superb, most thoughtfully and tastefully presented, traditional three-storey, five bedroomed, semi detached family home, presented to an exceptionally high standard in this popular and convenient residential location.

## Tenure

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

## Vendor's Comments

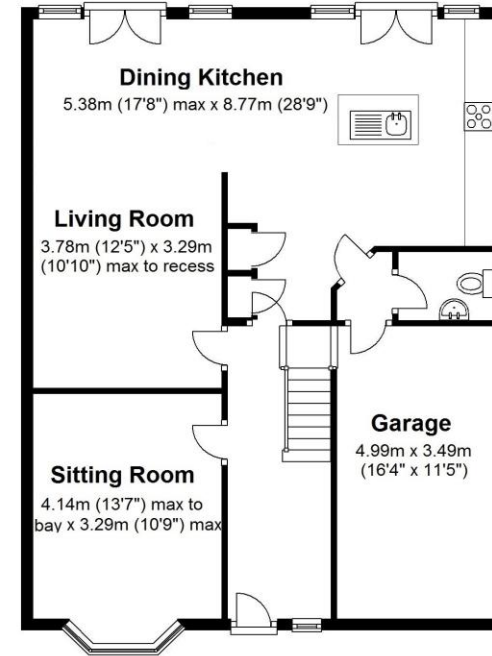
I bought this house in 2012 when I relocated to Solihull. This traditional style semi-detached property, built in 1928, needed completely modernising and updating so I set about extensively extending and redesign much of the layout.

The project has been a real labour of love which I hope now reflects in the very high specification of the finish and the thought I have put into every element of the design. I've tried to create a spacious, bright and contemporary family home.

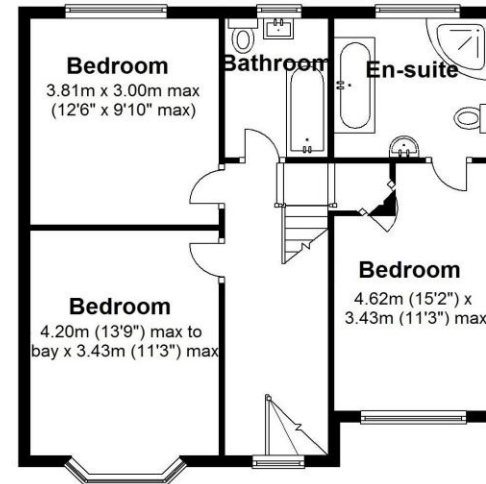
The easiest way to explain the scope of the renovation is to say almost everything visible inside and out has been replaced and I'm so pleased the end result.

Wherretts Well Lane is a lovely road. It's only 12 minutes walking distance to Solihull Town centre and has great access to the local motorway networks.

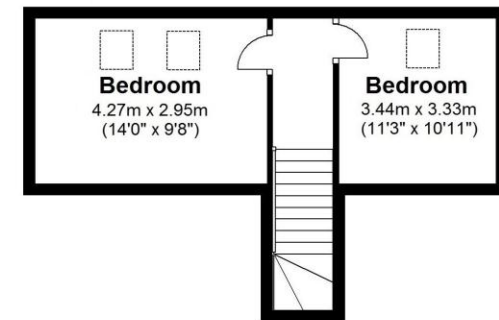
## Ground Floor



## First Floor



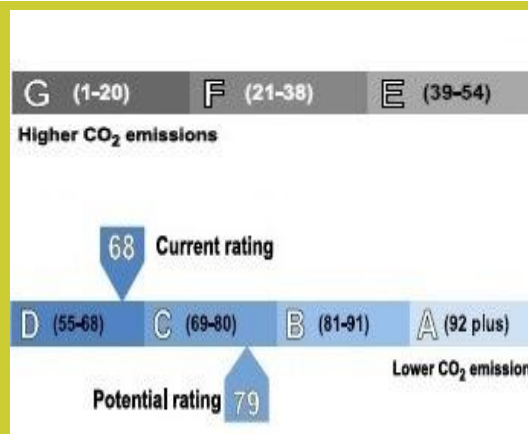
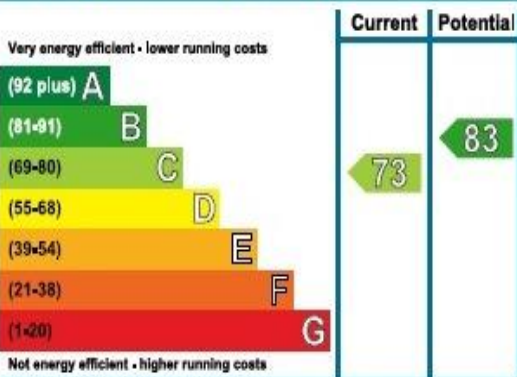
## Second Floor



## Viewing Arrangements

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

## Energy Efficiency Rating



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.







