



82 Woodlea Drive, Solihull B91 1PJ

£625,000

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Key Features

Canopy Porch / Reception Hall
 Guest Cloakroom
 'L' Shaped Living Room
 Sun Lounge / Kitchen
 Rear Lobby / Utility
 Four Bedrooms / Bathroom
 Gas Central Heating
 Integral Garage / Deep Foregarden
 Established Rear Garden
 Planning Permission for Substantial Front,
 Side and Loft Extension to Create
 Five/Six Bedroomed Family
 Accommodation / No Chain

82 Woodlea Drive is a traditional, four bedroomed, detached family residence, situation in a highly desirable area of Solihull benefitting from Planning Permission to create a magnificent, substantial, contemporary family home.

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 purchased the house just a few years ago based on the road and location. I think it's one of the best roads in the borough plus it is opposite quiet woodland and has a lovely park 100 yards behind it.

It now has front of house planning for a side extension, front extension and into the roof which will totally transform it into a large 5/6 bedroom and bathroom property.

The build and refurbishment costs will cost around £175,000 (this includes build, full refurb, new windows, kitchen and bathrooms etc., plus gardens) it will then give a final cost of around £800,000. The property has been valued by several main local agents who have all agreed it would then be worth in excess of £900,000 and if done to a high standard, more likely around £950,000 possibly more. The house next door but one sold a few years ago for £1.2m so there is a good £100,000 profit in this opportunity.

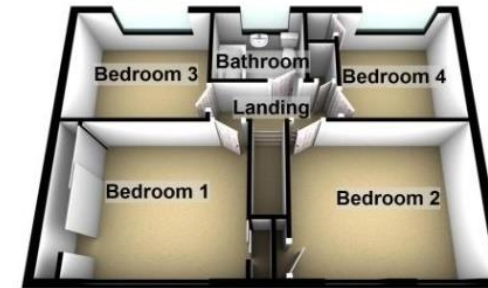
Ground Floor

Approx. 84.1 sq. metres (905.1 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.9 sq. feet)

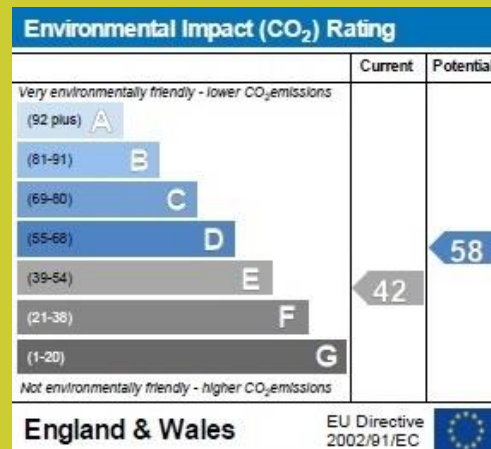
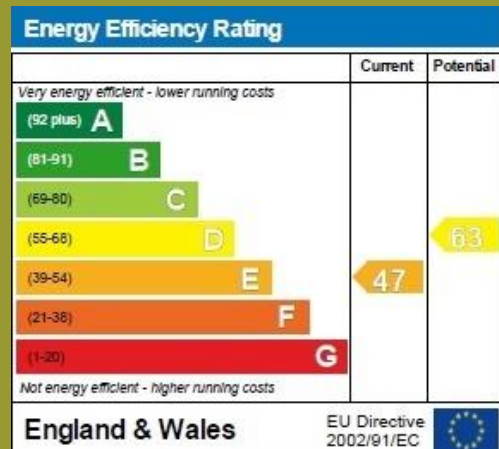


Total area: approx. 132.0 sq. metres (1420.7 sq. feet)

| | GROUND FLOOR | FIRST FLOOR | |
|-------------|--|-----------------------------------|---|
| Living Room | 5.94m max x 6.40m max (19'5" max x 21'0" max) | Bedroom 1 | 3.85m x 3.06m (12'6" x 10'0") |
| Sun Lounge | 2.99m x 2.49m (9'8" x 8'2") | Bedroom 2 (Built-in Wardrobes) | 3.49m max x 3.08m max (11'5" x 10'10") |
| Kitchen | 3.69m x 2.45m (12'1" x 8'0") | Bedroom 3 | 3.18m x 2.78m (10'4" x 9'1") |
| Utility | 2.43m x 2.61m (7'10" x 8'6") | Bedroom 4 | 2.90m x 2.80m (9'5" x 9'2") |
| Garage | OUTSIDE 4.89m x 2.83m (16'10" x 9'3") | | |

Viewing Arrangements

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

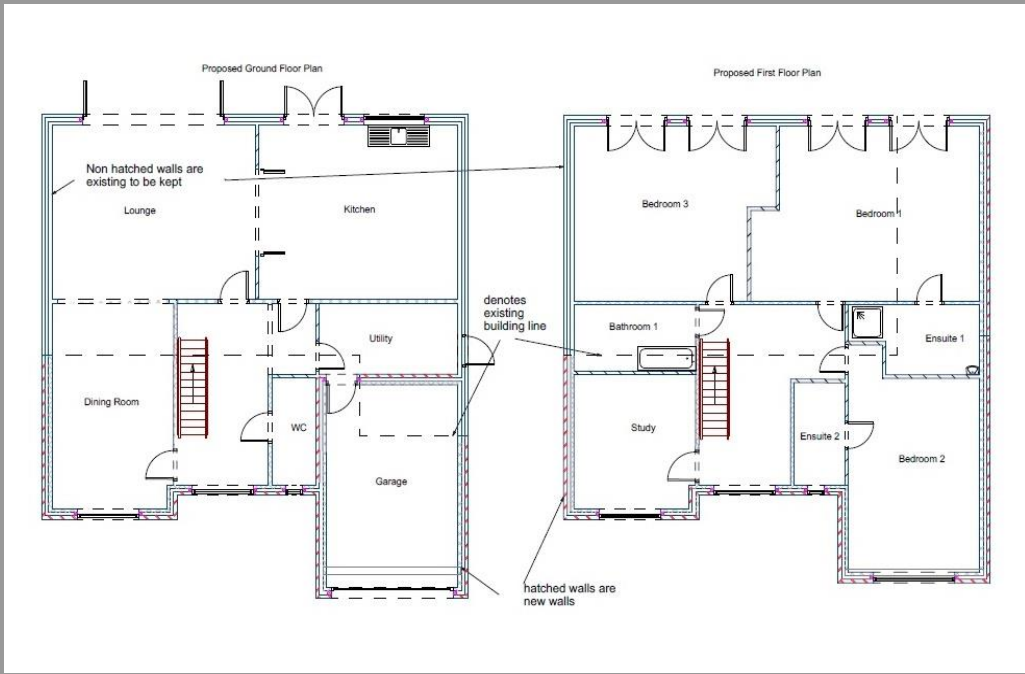


These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not 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.

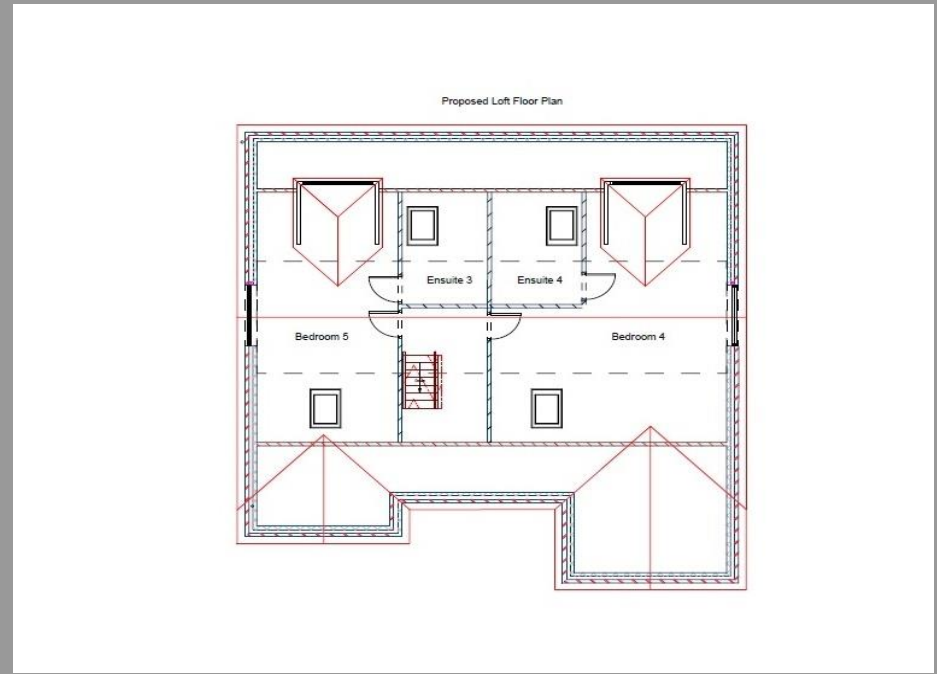




GROUND AND FIRST FLOOR PLANS



LOFT PLAN



ELEVATIONS



ELEVATIONS

