



Danes
melvyn
ESTATE AGENTS

Walford Drive

Solihull

Asking Price £315,000

Description

Walford Drive leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved fore garden and drive way that leads to the single garage, rear gate access and the front door which allows access into the porch and further access into the accommodation which comprises of, open plan living dining room with bay window to the front and rear elevation and feature wall mounted fireplace. Fitted kitchen with a range of fitted appliances and access into the rear garden.

To the first floor we have three bedrooms two of which are good sized doubles and a further single as well as the smartly fitted family bathroom with p shaped bath and thermostatic shower. With drop down ladder giving access to an insulated and fully boarded loft space making for ideal storage.

To the rear we have a beautify landscaped garden with multi level entertaining spaces from a top deck to a middle patio and a base level lawn with raised boarders and access into the rather smart garden studio with double doors, power supply and lighting.

To the front we have a split drive way that leads to the single garage with up and over door and parking for numerous vehicles.



Accommodation

Entrance Porch

Entrance Hall

Living Room

10'2" x 15'7" (3.118 x 4.772)



Dining Room

11'4" x 8'8" (3.472 x 2.653)

Kitchen

7'0" x 8'10" (2.135 x 2.703)

Garden Studio

13'7" x 7'6" (4.156 x 2.301)



Single Garage

8'7" x 18'6" (2.640 x 5.646)

Bedroom One

10'2" x 11'11" (3.103 x 3.652)



Bedroom Two

11'4" x 10'4" (3.462 x 3.171)

Bedroom Three

5'10" x 6'7" (1.784 x 2.018)

Family Bathroom

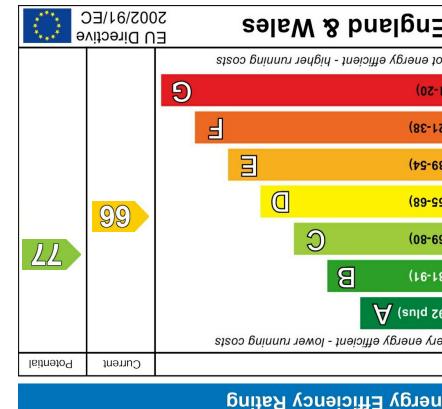
6'11" max x 7'9" (2.122 max x 2.383)

Private Landscaped Rear Gardens

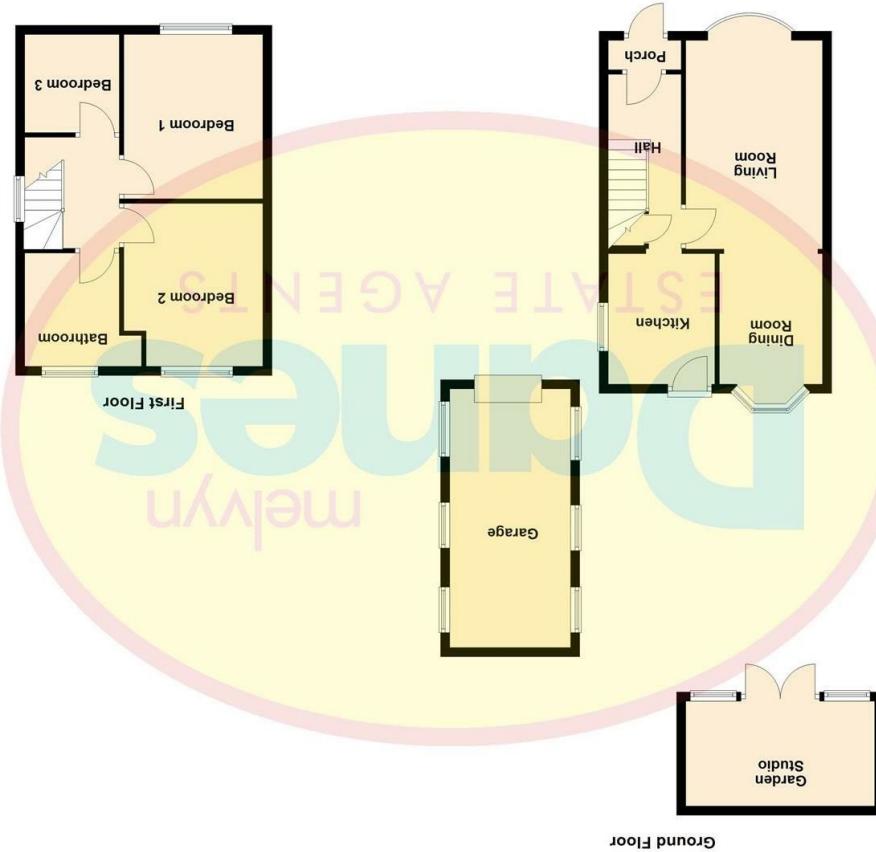
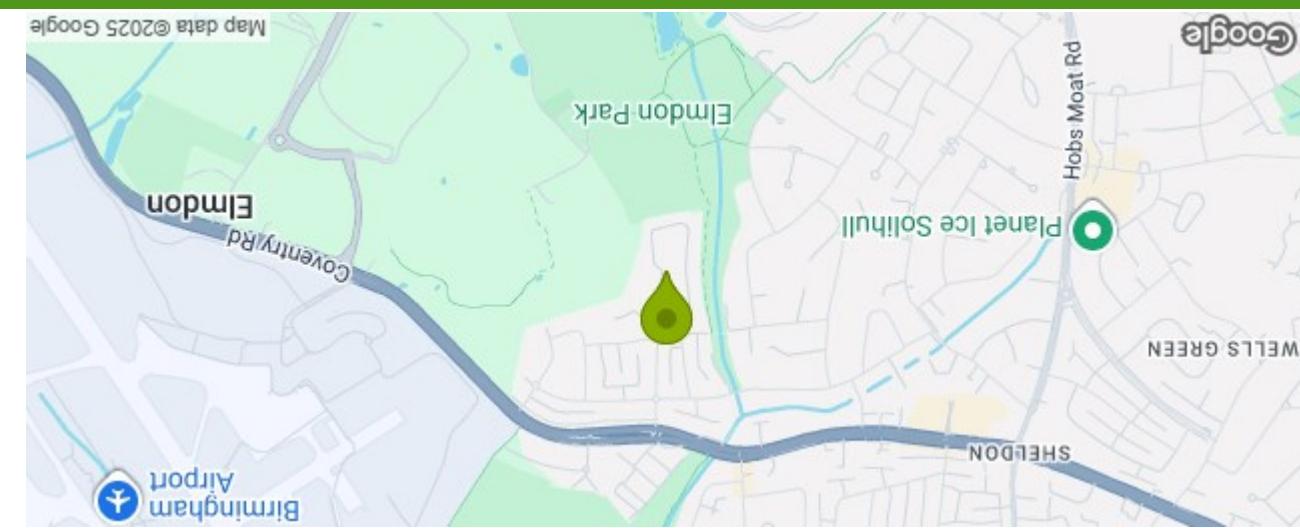
Off Road Parking



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



32 Walford Drive Solihull B92 9DR
Council Tax Band: C



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