

Wichnor Road

Solihull

Asking Price £280,000

Description

This sought-after location offers a peaceful ambience while remaining close to local amenities and transport links. Whether you're a young family, professional couple, or seeking a downsizing option, this house could be your perfect match.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

This detached bungalow is approached via a good sized drive way that leads to the porch entrance and allows access into the accommodation which comprises of, central hall way, front double bedroom with large bay window, second double bedroom, family bathroom, fitted kitchen with integrated appliances and space and plumbing for washers with access onto the covered side passage which also has the benefit of plumbing and front and rear access to gardens. Off the hallway is the large living dining room, an extended space with French doors onto the rear garden and onward access into a further generous space that could serve as multi functioning room currently being used kitchen servicing the current owners baking business.

To the rear we have a compact but beautifully presented garden having been landscaped with Indian sandstone pavers and artificial lawns. The frontage offers vast amounts of parking on a low maintenance paved driveway with rear gate access.













Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room
18'7" x 15'6" (5.677 x 4.737)

Second Reception Room/Working Kitchen
17'10" x 6'9" (5.452 x 2.073)

Kitchen
7'8" x 6'11" (2.359 x 2.129)

Bedroom One
11'0" x 13'6" (3.368 x 4.117)

Bedroom Two
7'4" x 9'7" (2.254 x 2.946)

Bathroom

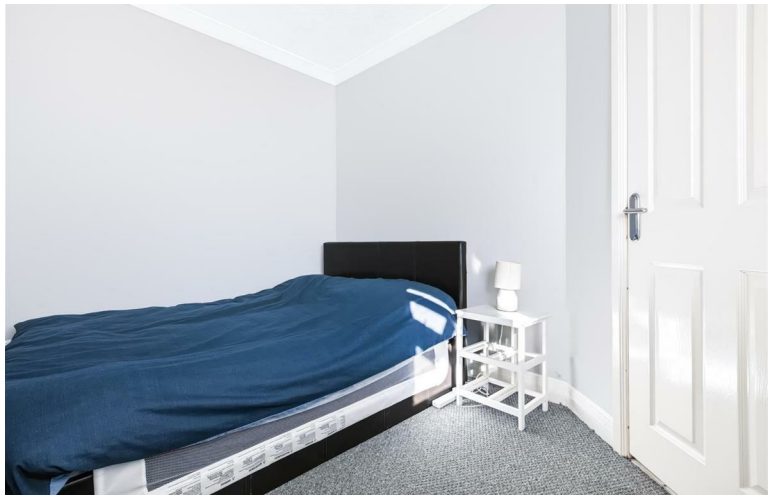
Private Rear Gardens

Off Road Parking

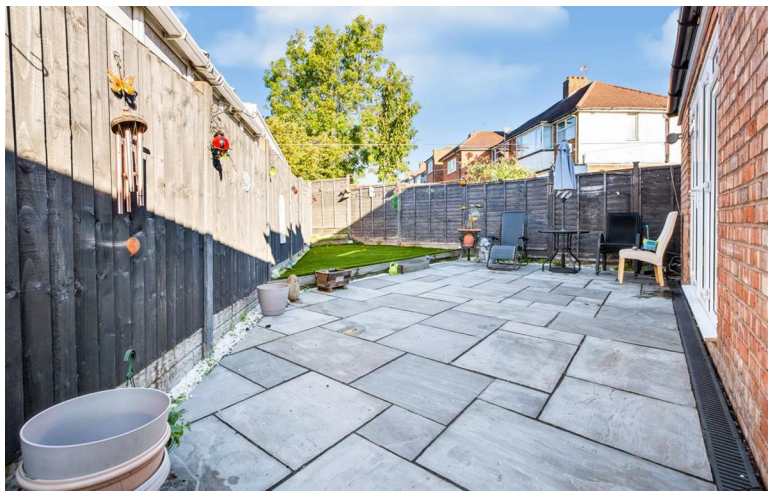












TENURE: We are advised that the property is Freehold

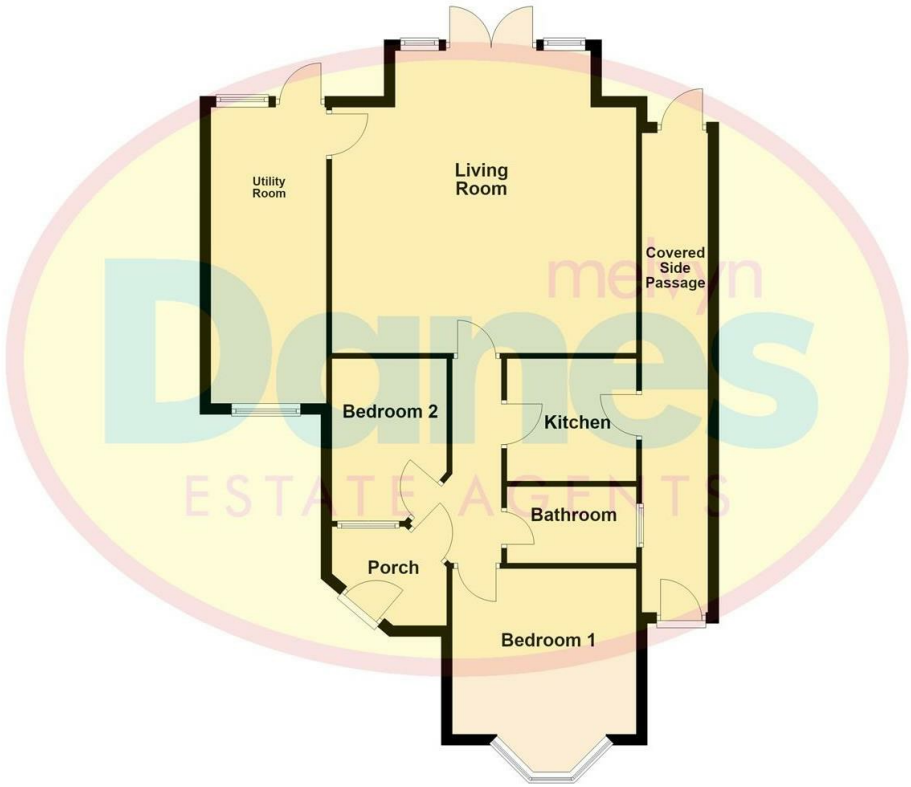
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 9/10/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

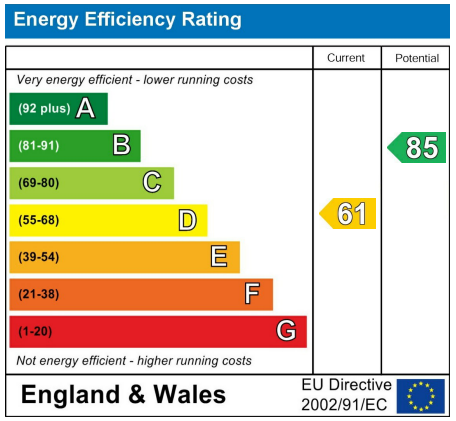
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Ground Floor





2 Wichnor Road Solihull Solihull B92 7PU
Council Tax Band: C



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.