



ginger

WHEELY ROAD

SOLIHULL

WELCOME

Ginger are delighted to offer this spacious three bedroom terraced family home within a popular location, being convenient to Solihull town centre, local schools and amenities.

This family home works really well for a first time buyer, downsizer, or investor; providing spacious living accommodation and three generous sized bedrooms. As a family home it works really well, open plan living spaces, family kitchen/diner, safe garden for the little ones to play, and spacious bedroom accommodation. This is a cracking home in a great location.

On the ground floor, there is a welcoming hallway with space for your coats, where the spacious lounge opens into the kitchen/diner to create this wonderful open plan environment. The living room is a nice size, having a large window to the front to deliver plenty of natural light into the room, and plenty of space for your multiple sofas. The kitchen/diner works really well for the family and for entertaining, especially with those sliding patio doors leading into the rear garden to carry the party outside. The garden is a nice tranquil space, providing a patio, lawn area and rear access.

Upstairs, the home benefits from two good sized double bedrooms, both having in-built storage, and a spacious third bedroom which works well as a bedroom or a home office. The family bathroom offers a bath with shower over.

The property is currently leasehold, however, the seller is in the process of purchasing the freehold, and will be sold as freehold. The property is ready to move in and offered with no upward chain.

KEY FEATURES

- A 3-bedroom mid terraced property
- Freehold will be purchased with sale
- Perfect for a first time buyer, young family or investor
- Superb location with local amenities, schools and access to Solihull
- Spacious living room | Open plan kitchen/diner
- Two good sized double bedrooms with built-in wardrobes
- Spacious third bedroom/home office
- Family bathroom
- Private rear garden and patio
- No upward chain







LIVING SPACES

Welcome inside. The moment you step through the front door into the hallway you will appreciate the space and neutral style of this family home. The hallway has a handy store cupboard which is perfect for your coats and shoes, having window to the front. There is space in the hallway for a console table for your photos and keys, as well as a central heating radiator and handy under-stairs storage cupboard. Stairs rising into the bedrooms and bathroom.

The family living room is a lovely bright space and features that all-important bay window to give you more floor space and more light. There is a feature fireplace which is in keeping with the age, having an electric feature pebble stone-effect fire set within. There is space either side of the chimney breast for your media centre and additional storage shelves. The living room will easily accommodate multiple sofas. This is a really comfortable room, and works well for the family to sit and enjoy a good movie or relaxing with guests. There's also plenty of power points, telephone, virgin cable points, and high-speed internet connections subject to your own subscriptions.

To the rear of the house, you will find the kitchen/ diner. A lovely open-plan modern space, which works really well for mealtimes or when entertaining. It's also great for parents to keep a watchful eye over the little ones whilst preparing meals.

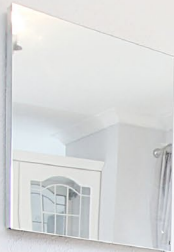
The kitchen has a good range of cream wall and base units with a number of integrated appliances to include a fridge and freezer, a washing/drying machine, a 1 and a 1/2 sink and drainer, a single oven and grill, a four-ring gas hob with stainless steel splash-back and extractor hood over, as well as offering plenty of power points around the work surfaces for your small appliances.

The dining section is spacious, and will easily accommodate a larger family sized dining table with sliding patio doors to lead out to the rear garden, makes for the ideal summer entertaining space. The room is neutrally presented, having contrasting wooden slate-effect flooring, with a further double glazed window looking into the garden in the kitchen section. There's also a central heating radiator and ceiling lighting.





Walk it
Love it
Live it







BEDROOMS AND BATHROOM

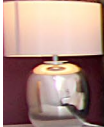
Welcome upstairs. The landing is lovely and bright, being neutrally presented and providing a handy airing cupboard which is home to the hot water cylinder, as well as providing plenty of shelves for your towels and bed linen. There's also access to the loft space and access to all three bedrooms and the family bathroom.

The main bedroom is a great size, providing plenty of space for your large bed and accompanying side tables. There is plenty of spare floor space for free-standing storage furniture, as well as benefiting from generous double built-in wardrobe. The bedroom is neutrally presented with a feature wall design surrounding the double glazed window which looks into the fore-garden. There is a central heating radiator set under the window as well as there being a ceiling light and a telephone point.

The second bedroom is set to the rear of the house, again, another spacious double sized room and enjoys a view of the rear garden through the large double glazed window, which also provides plenty of natural light into this bedroom space. The bedroom is neutral with its presentation, providing a central heating radiator, ceiling light and offering the benefit of a single sized built-in wardrobe. This bedroom works really well for a teenager, providing space for their bed, gaming desk and having plenty of room for additional storage.

The third bedroom, maybe the smallest of the three, however, it still provides generous space. An adaptable space, whether as a good sized single bedroom where the room would easily accommodate the single bed and free-standing desk/wardrobe but would also work well should you work from home, this room would provide a good home office. The bedroom is neutrally presented, having a double glazed window to the front elevation with radiator under and the benefit of a useful built-in storage cupboard.

The family bathroom has the benefit of a bath with an electric shower over accompanied by a shower curtain. In addition, a pedestal Twyford deep wash basin with individual hot and cold taps and a Twyford WC. There is a large leaf-patterned double glazed window to the rear elevation to ensure plenty of natural light, as well as there being a central heating radiator. The room is partially tiled, having wood laminate flooring and ceiling light.













ADDITIONAL INFO

The property enjoys a front garden having steps that lead you to the front door from the roadside.

To the rear, there is a delightful garden, having a generous patio as you step out from the sliding patio doors, which provides the perfect spot for your outdoor dining set and comfy sun loungers. The garden also provides a generous lawn area which is perfect for the kids to play safely, and the family dog to run wild, with a shed to the rear for additional storage, and a gate leading to the rear access passageway.

USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

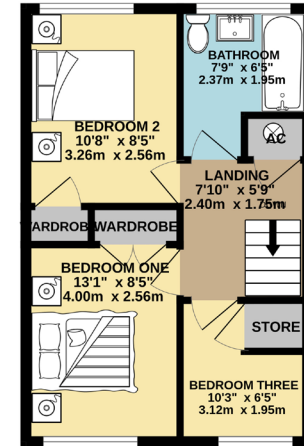
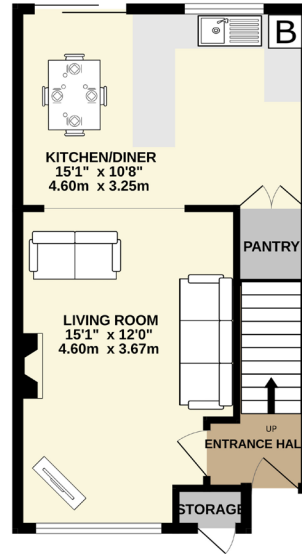
We are advised the council tax band C is payable to Solihull Metropolitan Borough Council.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN



3 BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 777 sq ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

gingerhomes.co.uk

9.30am - 5.30pm Mon - Fri, 9 - 3 Sat