

Horton & Senate



18 Welford Road, Shirley, Solihull, B90 3HX

£419,950

- Three Bedrooms
- Potential To Extend (STPP)
- Rear and Side Garden
- Kitchen
- No Chain
- Conservatory
- Walking Distance to Shirley High Street
- TUDOR GRANGE ACADEMY CATCHMENT

18 Welford Road, Solihull B90 3HX

***CORNER PLOT* NO CHAIN * POTENTIAL TO EXTEND (STPP) ***

Nestled on Welford Road in the sought after area of Shirley, Solihull, this delightful three-bedroom semi-detached house presents an excellent opportunity for families looking to create their next family home. The property boasts a spacious layout, providing ample room for comfortable living. With potential to extend, subject to planning permission and three well-proportioned bedrooms, this property is offered with no upward chain. **MUST VIEW!**

3

1

2

Council Tax Band: D



H&S



H&S



H&S

Approach

Set back from the road behind a driveway, the property is entered via a porch leading into

Entrance

The property is entered via a porch leading into a welcoming reception hallway with doors to the lounge, dining room and kitchen.

Dining room

Comprising of a UPVC double glazed bay window to the front, central heating radiator and feature fire place.

Lounge

Laminate wooden flooring, central heating radiator, fireplace and double opening doors to the conservatory.

Conservatory

Double doors leading out into the rear garden and wooden flooring.

Kitchen

Fitted with a range of wall and base units and gives access to a useful utility area with plumbing for appliances and internal access to the garage. There is also an inset sink and drainer, electric cooker point and full height appliance space.

First Floor Landing

Doors to three bedrooms and the bathroom, with loft hatch access.

Bedroom One

Central heating radiator, UPVC bay window to the rear and wooden laminate flooring.

Bedroom Two

Central heating radiator and UPVC bay window to the front elevation.

Bedroom Three

Central heating radiator and a flat window to the front elevation.

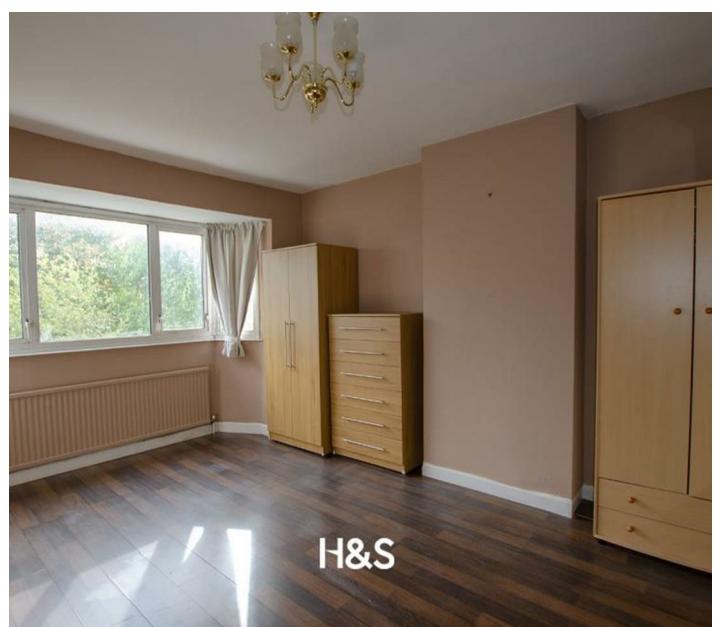
Bathroom

A family bathroom with bath and a separate

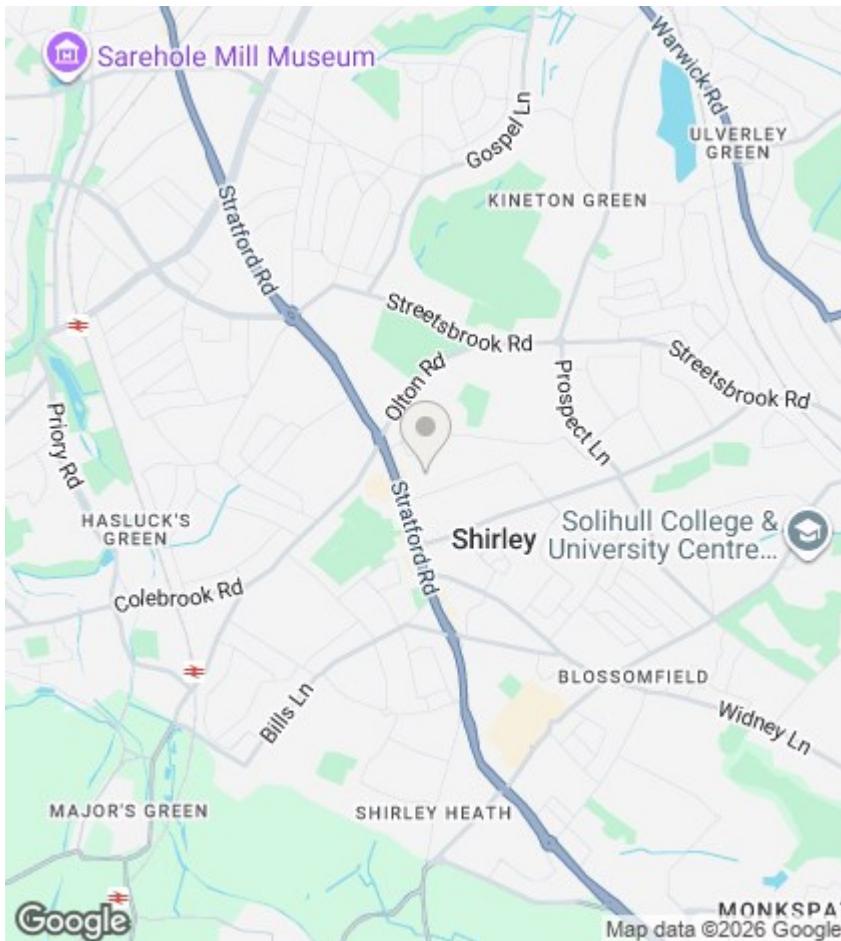
shower. Central heating radiator, UPVC double glazed windows to the side and rear elevation, low level WC and pedestal wash hand basin.

Outside

The property occupies a wide corner plot with gardens to the side and rear, featuring patio and lawned areas with mature borders. A side garage and driveway provide off-road parking.







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

