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to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



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### Sneak Peeks



SCAN TO VIEW OUR  
WEEKLY FILMS &  
SUBSCRIBE

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.



### SCAN FOR MORE INFO

**SIZE** - 1041 Sq Ft

**TENURE** - Freehold

**COUNCIL TAX** - Solihull Metropolitan Borough Council - D

**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps

**MOBILE SERVICES** - EE - 84%, Vodafone - 81%, Three 79%, 02 - 79%

**EPC** - D - 56

**PARKING** - For at least 4 Cars

**FLOODRISK** - Very Low

**SERVICES** - Mains

**COVENANTS** - N/A

## 119 Wells Green Road

**Solihull, B92 7PQ**  
**Offers in the Region of £420,000**

Nestled on Wells Green Road is this beautifully presented semi-detached family home offering a delightful blend of comfort and style. The property boasts spacious accommodation that is perfect for modern family living, with the potential for further extension, subject to planning permission. This home is a true gem, combining modern amenities with a warm and inviting atmosphere, making it an ideal choice for families seeking a new place to call home.

### FEATURES

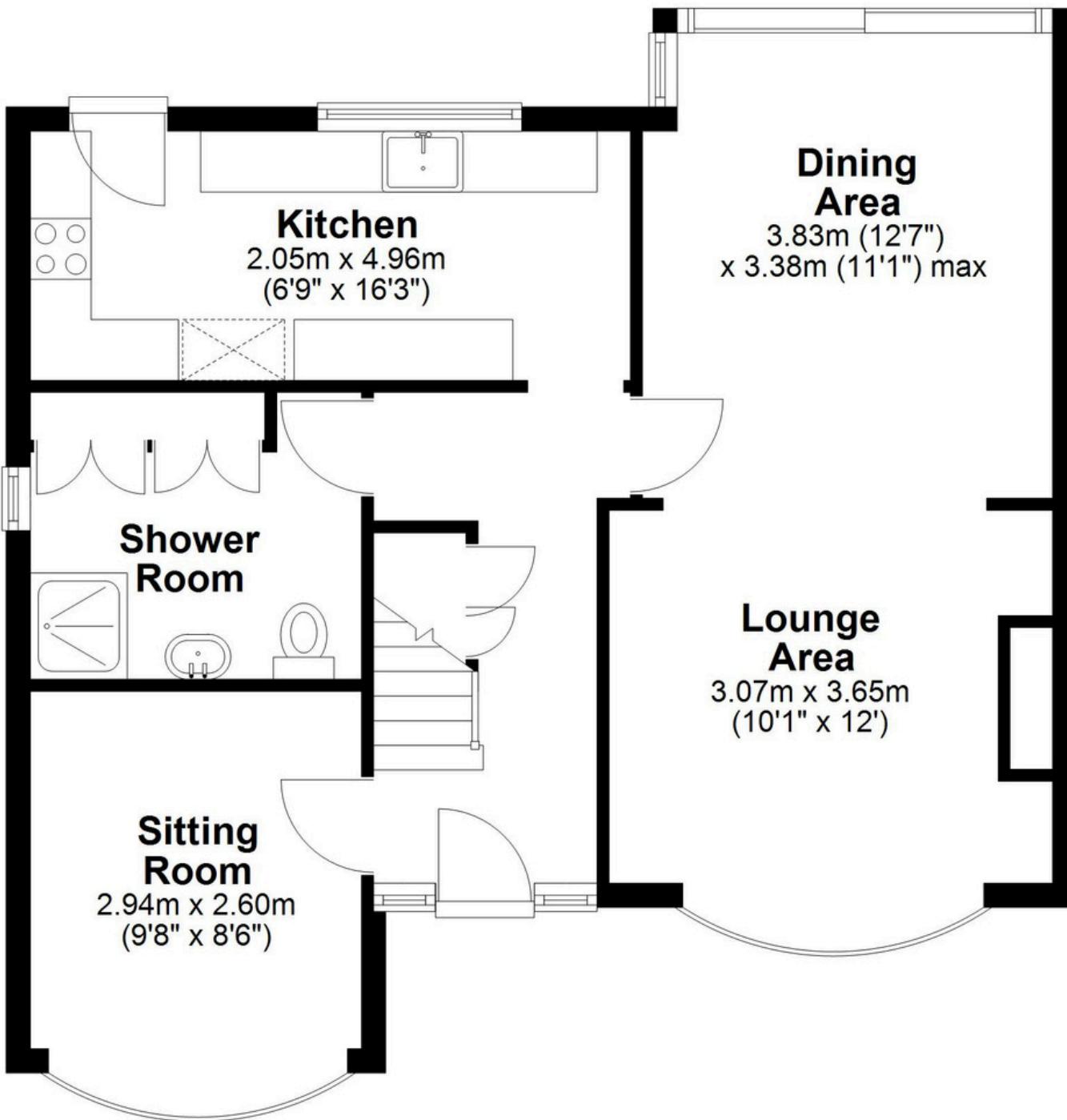
- Beautifully Presented Family Home
- Potential to Extend (STPP)
- Dual Aspect Lounge/Dining Room
- Modern Fitted Kitchen
- Luxury Modern Ground Floor Shower Room
- Further Reception Room
- Two Double Bedrooms with Fitted Wardrobes
- Third Single/Home Office/Nursery
- Four Piece Family Bathroom
- Private Rear Garden
- Driveway Parking
- Convenient Location

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your  
investment criteria for alerts.**

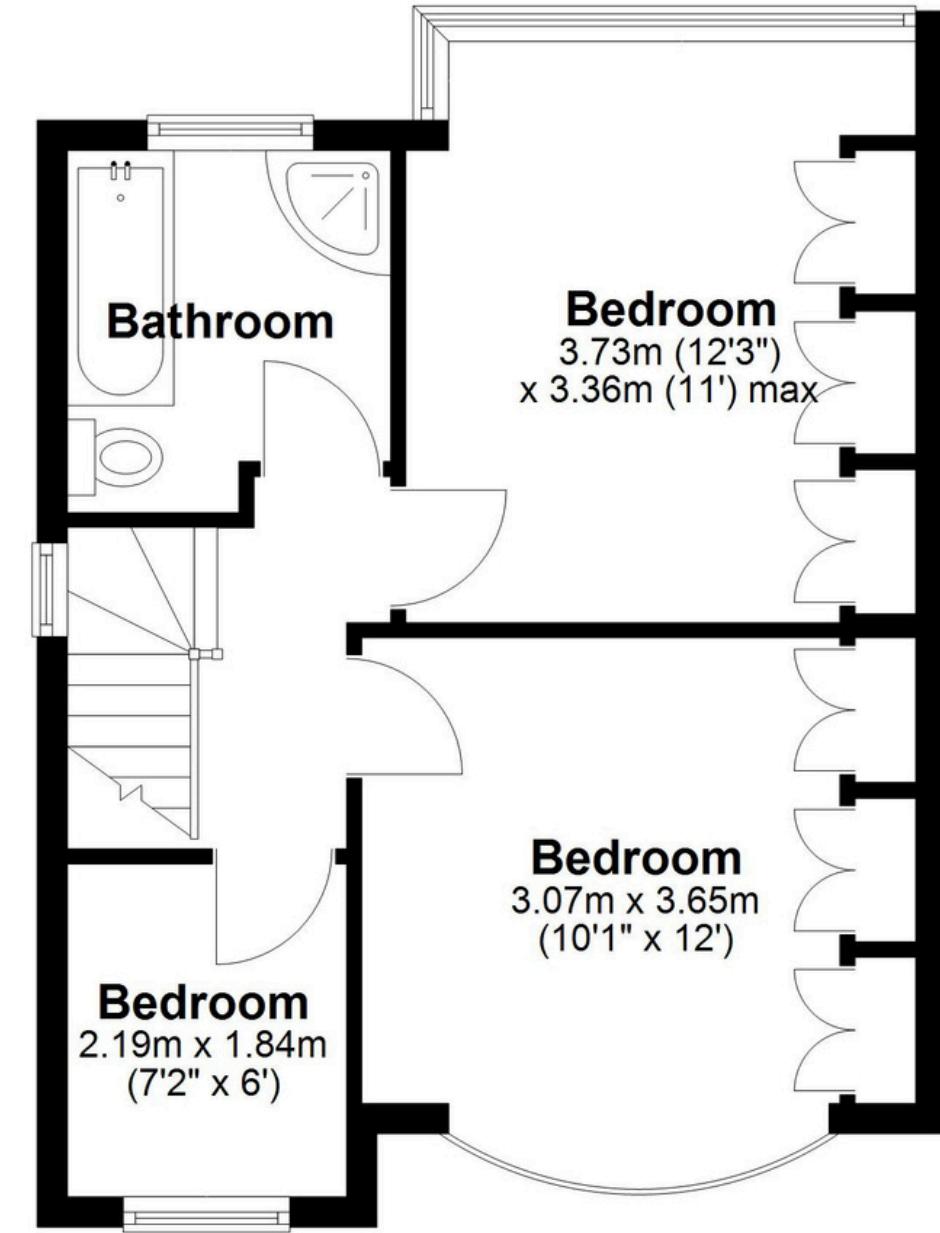
## Ground Floor

Approx. 58.4 sq. metres (628.2 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



**Total area: approx. 96.8 sq. metres (1041.8 sq. feet)**

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.

Plan produced using PlanUp.