



smarthomes

Westbourne Road

Solihull, West Midlands, B92 8BW

- A Spacious & Well Maintained End Terrace Property
- Three Bedrooms
- En-Suite Shower Room, Family Bathroom & Guest WC
- No Upward Chain

£317,500

EPC Rating TBC

Current Council Tax Band D





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a lawned fore garden with paved pathway extending to UPVC double glazed door leading into



Lobby

With double glazed window to front, radiator and doors leading off to

Guest WC

With low flush WC, vanity wash hand basin, radiator, double glazed window to front and ceiling light point

Lounge to Front

14' 0" x 17' 8" (4.27m x 5.38m) With double glazed window to front elevation, two radiators, two ceiling light points, open staircase leading to the first floor accommodation, gas fireplace with decorative surround and door leading into



Breakfast Kitchen to Rear

14' 7" x 9' 0" (4.44m x 2.74m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, cupboard housing Worcester boiler, radiator, ceiling light points, door to under-stairs storage cupboard, double glazed window to rear and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With loft hatch, ceiling light point, airing cupboard and doors leading off to

Bedroom One to Front

8' 5" x 13' 6" max (2.57m x 4.11m) With triple glazed window to front elevation, radiator, ceiling light point and door leading into



En-Suite Shower Room

8' 4" x 4' 5" (2.54m x 1.35m) Being fitted with a three piece white suite comprising of; shower enclosure, low flush WC and vanity wash hand basin, extractor, radiator and ceiling light point



Bedroom Two to Rear

10' 3" x 8' 5" (3.12m x 2.57m) With double glazed window to rear elevation, radiator, fitted wardrobes and ceiling light point

Bedroom Three to Front

8' 7" x 6' 0" (2.62m x 1.83m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 2" x 5' 7" (1.88m x 1.7m) Being fitted with a three piece white suite comprising; panelled bath with shower attachment, low flush WC and vanity wash hand basin, with tiling to water prone areas, obscure double glazed window to rear, radiator, extractor and ceiling light point



Southerly Facing Rear Garden

Being mainly gravelled with raised planters, gated access, fencing to boundaries with off road parking and garage to rear

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D