



smarthomes

## Winterbourne Road

Solihull, West Midlands, B91 1LU

- A Well Maintained Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Pleasant South East Facing Rear Garden

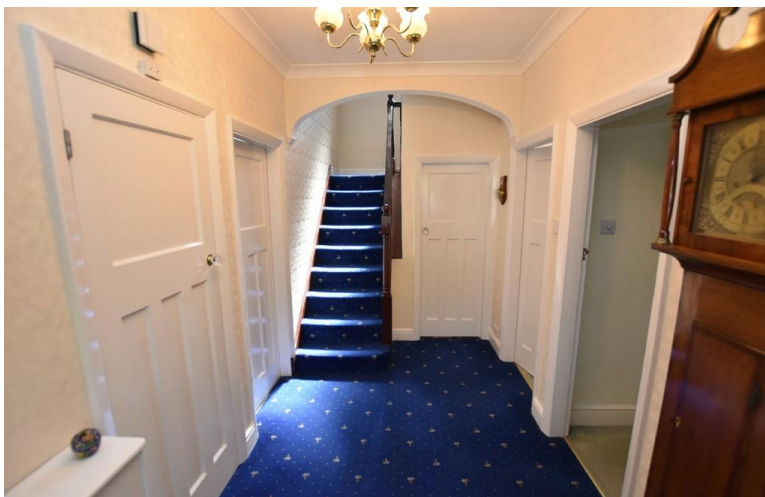
**Offers Over £575,000**

EPC Rating 59

Current Council Tax Band F







## 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 and tarmac driveway providing off road parking extending to side access, garage doors and double glazed door leading into

### Enclosed Porch

With double glazed windows and door with original side windows leading through to





### Entrance Hallway

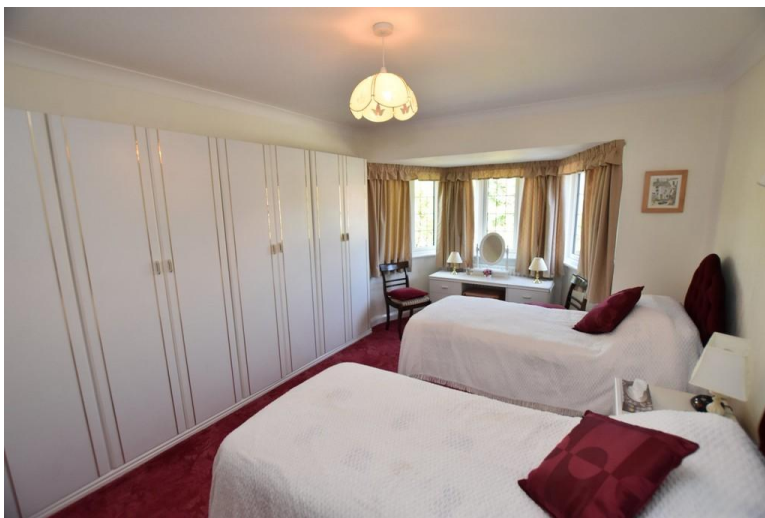
With ceiling light point, coving to ceiling, radiator, useful cloaks cupboard, stairs leading to the first floor accommodation and doors leading off to

### Lounge to Rear

16' 5" x 11' 9" (5m x 3.6m) With double glazed bay window to rear elevation, ceiling light point, coving to ceiling, radiator and gas fireplace with marble effect hearth and decorative wooden surround

### Dining Room to Front

16' 5" x 11' 9" (5m x 3.6m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and gas fireplace with marble effect hearth and decorative surround



### Kitchen to Rear

14' 0" x 8' 2" (4.27m x 2.49m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, walk-in pantry, ceiling light point, coving to ceiling, radiator, double glazed window to rear and door leading through to

### Utility Area

12' 0" x 4' 11" (3.66m x 1.5m) With doors to driveway and rear garden, wall and base units with work surface, space for appliances and door to garage



### Guest WC

With low flush WC, wash hand basin, double glazed window, ceiling light point and fitted cupboard

### Accommodation on the First Floor

#### Landing

With obscure double glazed window, ceiling light point, coving to ceiling, access to loft space and doors leading off to

#### Bedroom One to Rear

16' 5" x 11' 11" into wardrobe (5m x 3.63m) With double glazed bay window to rear elevation, radiator, coving to ceiling, ceiling light point and fitted wardrobes

#### Bedroom Two to Front

16' 5" x 11' 11" into wardrobe (5m x 3.1m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and fitted wardrobes





### Dual Aspect Bedroom Three

12' 5" x 8' 3" (3.78m x 2.51m) With double glazed windows to front and side elevations, ceiling light point, picture rail and radiator

### Bedroom Four to Front

8' 1" x 6' 5" (2.46m x 1.96m) With double glazed window to front elevation, radiator, picture rail and ceiling light point

### Re-Fitted Family Bathroom

Having a panelled bath with thermostatic shower over and glazed screen, vanity sink with useful storage drawers beneath, tiling to walls, anti-slip flooring, ladder style radiator, spot lights to ceiling and obscure double glazed window to side

### Separate WC

With low flush WC, tiling to half height, anti-slip flooring, ceiling light point and obscure double glazed window to side

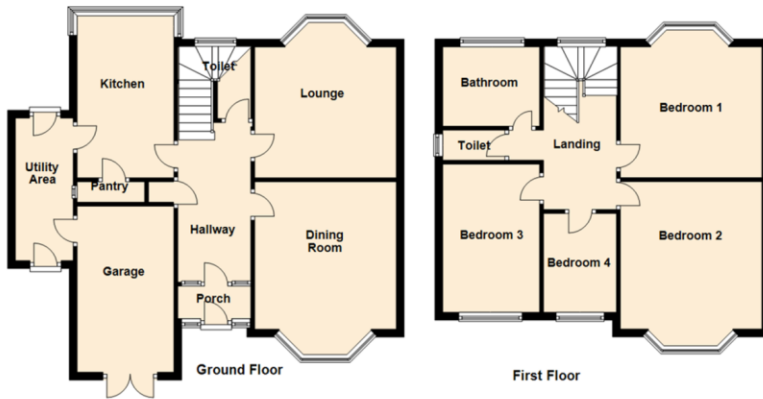
### Pleasant South East Facing Rear Garden

Being mainly laid to lawn with paved patio, mature shrub borders and fencing and hedging to boundaries



### Tenure

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.