



smarthomes

Westbourne Road

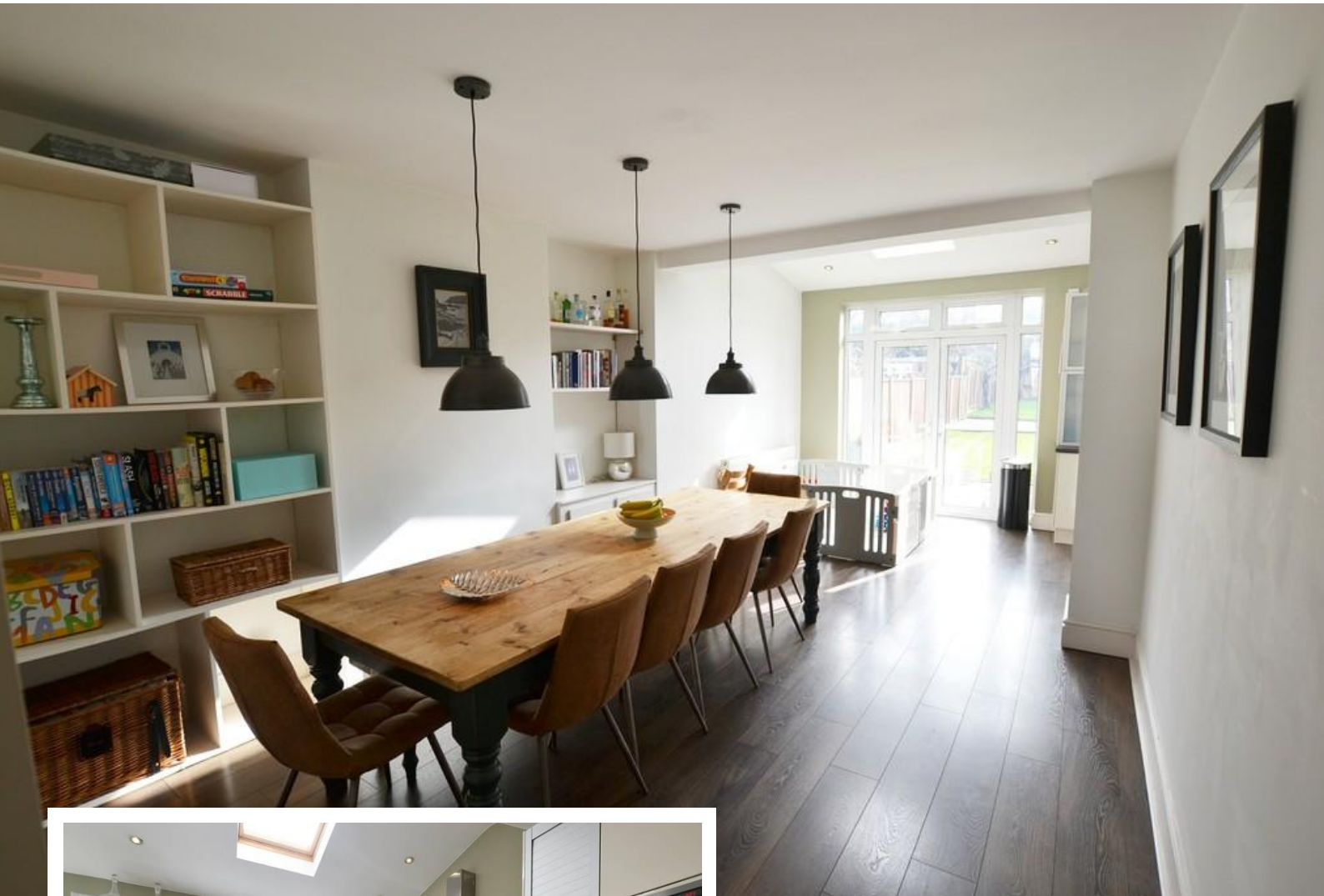
Solihull, West Midlands, B92 8AU

- A Stunning Extended Semi Detached Family Home
- Four Bedrooms, En-Suite Shower Room & Modern Family Bathroom
- Attractive Lounge
- Superb Open Plan Dining Room & Kitchen

£439,950

EPC Rating '66'





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 stone chipping driveway providing off road parking extending to double opening garage doors and UPVC double glazed front door to

Enclosed Porch

With wood effect flooring and further UPVC double glazed door leading through to

Entrance Hall

With radiator, laminate flooring, stairs leading to the first floor accommodation, dado rail and doors leading off to



Guest WC

With low flush WC, vanity wash hand basin and tiled flooring

Attractive Lounge to Front

14' 4" into bay x 11' 6" (4.37m x 3.51m) With radiator, spot lights to ceiling, laminate flooring, UPVC double glazed bay window to front elevation with built in window seat incorporating useful storage, further built-in storage and display shelving to chimney recess and opening through to

Open Plan Dining Room to Rear

23' 7" x 11' 9" (7.19m x 3.58m) With laminate flooring, ceiling light points, built-in storage cupboards and display shelving, radiator, vaulted ceiling with Velux window, double glazed French doors leading out to the rear garden and opening to



Kitchen to Rear

19' 4" x 8' 7" (5.89m x 2.62m) Being re-fitted with a range of wall, drawer and base units incorporating feature cupboards and pan drawers, work surfaces with matching up-stands, sink and drainer unit with mixer tap, five ring gas hob with stainless steel splashback and extractor canopy over, inset eye-level oven and grill, integrated fridge freezer and dishwasher, wall mounted boiler, feature vaulted ceiling with Velux window and spot lights, laminate flooring, double glazed window to rear elevation, door to hallway and door leading through to

Utility/Storage Area to Side

10' 6" x 4' 2" (3.2m x 1.27m) With door to garden and door to garage

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation and doors radiating off to



Bedroom Two to Rear

11' 5" x 14' 8" max (3.48m x 4.47m) With double glazed window overlooking the rear garden, radiator, ceiling light point and picture rail

Bedroom Three to Front

13' 2" x 11' 9" (4.01m x 3.58m) With double glazed window to front elevation, radiator, ceiling light point and picture rail

Bedroom Four to Rear

9' 8" x 8' 8" (2.95m x 2.64m) With double glazed window to rear elevation, ceiling light point and radiator



Modern Family Bathroom to Front

7' 3" x 6' 0" (2.21m x 1.83m) Being fitted with a three piece white suite comprising panelled bath with glazed screen and mixer tap with shower fitment, low flush WC and pedestal wash hand basin, obscure double glazed window to front, radiator, laminate flooring and complementary tiling to water prone areas



Accommodation on the Second Floor

Landing

With door leading into

Master Bedroom

18' 4" with restricted head height x 12' 9" (5.59m x 3.89m) With double glazed window overlooking the rear garden, Velux window to front, radiator, ceiling light point and door leading into

Modern En-Suite Shower Room to Rear

Being fitted with a modern three piece white suite comprising walk-in shower cubicle with electric shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, built-in storage and shelving unit, tiled flooring and complementary tiling to water prone areas

Pleasant Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, block edged shrub borders, fencing to boundaries, mature trees and access to side store/garage

Garage

15' 4" x 6' 7" (4.67m x 2.01m) With double doors to driveway and plumbing for washing machine

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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. 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/tenants are advised to recheck the measurements