



smarthomes



• A Beautifully Presented and Extended Semi-Detached Home Willow Road, Solihull, West Midlands, B91 1UE Offers Over £565,000

• Four Double Bedrooms

• Extended and Re-Fitted Kitchen/Diner

• Modern En-Suite Shower Room

A beautifully presented and extended semi-detached family home situated in a most sought after location offering accommodation comprising a lounge, extended and re-fitted kitchen/diner, utility room, study, guest W.C, three first floor double bedrooms, modern family bathroom, second floor master bedrooms with modern en-suite shower room, delightful rear garden, integral garage and driveway parking





## 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 block paved driveway providing off road parking with a laid lawn area, hedging to front boundary, exterior light point and a composite front door leading into



### Entrance Hallway

With ceiling light point, radiator, coving to ceiling, laminate flooring, stairs leading to the first floor accommodation and door leading off to



### Lounge to Front

17' 8" x 10' 5" (5.4m x 3.2m) With UPVC double glazed bay window to front elevation, coving to ceiling, wall mounted radiator, ceiling light point and a feature living flame gas fire with cast iron surround, marble hearth, tiled inlay and wooden mantle



### Extended & Re-Fitted Kitchen/Diner to Rear

18' 8" x 17' 0" (5.7m x 5.2m) Being re-fitted with a range of wall, base and drawer units with a Quartz work surface over with space for an electric Range style cooker with extractor hood over. Central island incorporating an inset 1 1/2 bowl sink with mixer tap over and breakfast bar, integrated dishwasher, tiling to splash prone areas, laminate flooring, radiator, ceiling light points and spot lights, double glazed bi-fold doors to the rear aspect, two Velux roof windows and door to





### **Study to Rear**

8' 2" x 5' 10" (2.5m x 1.8m) With double glazed window to rear elevation, laminate flooring and ceiling light point

### **Utility Room**

6' 6" x 4' 11" (2m x 1.5m) Fitted with a range of wall and base units with a work surface over incorporating a sink with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC double glazed door and window to side, tiling to splash back areas, ceiling light point, laminate flooring and door to

### **Guest W.C**

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, radiator and ceiling light point

### **First Floor Landing**

With a ceiling light point, UPVC double glazed window to side, airing cupboard, stairs rising to second floor and door to

### **Bedroom Two to Front**

16' 0" x 10' 5" (4.9m x 3.2m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Three to Front**

12' 9" x 12' 1" (3.9m x 3.7m) With double glazed windows to front and side elevations, radiator and ceiling light point

### **Bedroom Four to Rear**

10' 9" x 9' 2" (3.3m x 2.8m) With double glazed window to rear elevation, radiator and ceiling light point

### **Modern Family Bathroom to Rear**

11' 9" x 5' 6" (3.6m x 1.7m) Being fitted with a modern white suite comprising of a panelled bath with centralised taps, walk in shower enclosure, feature wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, laminate flooring, ceiling spot light and light point and obscure double glazed windows to the side and rear elevations

### **Second Floor Landing**

With a UPVC double glazed window to side, eaves storage and door to

### **Master Bedroom**

15' 5" x 13' 9" (4.7m x 4.2m) With double glazed window to rear elevation, radiator, ceiling light point and door to

### **Modern En-Suite Shower Room**

Being fitted with a modern white suite comprising of a shower enclosure, vanity wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

### **Delightful Rear Garden**

Being mainly laid to lawn with paved patio areas, timber decked area, gated side access, Cotswold stone border, a variety of mature shrubs and bushes and panelled fencing to boundaries

### **Integral Garage**

15' 1" x 7' 10" (4.6m x 2.4m) With metal side hung doors for vehicular access, single glazed door to side, single glazed window to side, wall mounted gas central heating boiler, ceiling light point and courtesy door to hallway

### **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 Nigel Hodges







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