



smarthomes

Winchcombe Close

Solihull, West Midlands, B92 8PR

- A Beautifully Presented End Terrace Property
- Two Double Bedrooms
- Lounge Diner
- Modern Kitchen
- Family Shower Room
- Garage

£245,000

EPC Rating TBC

Current Council Tax Band C





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 located in a quiet cul-de-sac and is set back from the road behind a lawned fore garden with paved pathway extending to canopy porch with composite double glazed front door leading through to



Entrance Hallway

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

Modern Kitchen to Front

9' 10" x 5' 2" (3.0m x 1.6m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, space for fridge freezer, ceiling light point, double glazed window to front elevation and tiled flooring



Lounge Diner to Rear

17' 4" x 11' 5" (5.3m x 3.5m) With two ceiling light points, coving to ceiling, radiator, wooden flooring, useful storage cupboard and double glazed French doors with American style shutters leading out to the rear garden



Accommodation on the First Floor

Landing

With wood effect flooring, loft access, useful airing cupboard housing Vaillant boiler and doors leading off to

Bedroom One to Rear

10' 2" x 8' 2" (3.1 m x 2.5m) Having a double glazed window to rear elevation with American style shutters, radiator, wood effect flooring, coving to ceiling, ceiling light point, storage cupboard and fitted wardrobes with sliding doors



Bedroom Two to Front

11' 5" x 9' 10" (3.5m x 3.0m) Having a double glazed window to front elevation with American style shutters, radiator, wood effect flooring, coving to ceiling, ceiling light point and useful over-stairs storage cupboard



Family Shower Room

5' 10" x 5' 2" (1.8m x 1.6m) Being fitted with a three piece white suite comprising of; walk-in shower cubicle with thermostatic rainfall shower and additional shower attachment, low flush WC and wall mounted vanity wash hand basin with complementary tiling to walls and floor, LED mirror, extractor, ladder style radiator and spot lights to ceiling

Rear Garden

With paved patio, lawned area, fencing to boundaries, gravel borders, gravel terrace to rear and gated side access leading to garage

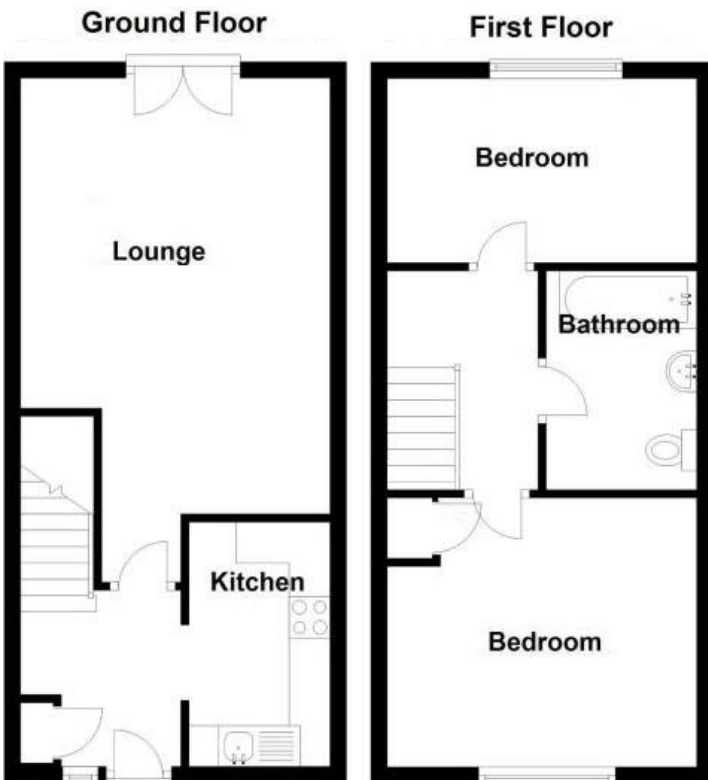


Garage

17' 0" x 8' 2" (5.2m x 2.5m) Being attached to the property with metal up and over garage door, ceiling light point, power points and space and plumbing for washing machine and tumble dryer.

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. Current council tax band – C.



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