



23 WINTHORPE DRIVE, SOLIHULL, B91 3UW
PURCHASE PRICE £429,950





PROPERTY OVERVIEW

Situated on the popular Hillfield Estate in a quiet cul de sac location, an ideal opportunity to purchase this three bedroom detached which has been immaculately maintained by its present owner. The accommodation benefits from gas central heating, UPVC double glazing and has recently applied for planning permission for a fourth bedroom and extension to the rear. The property stands within the Tudor Grange Academy catchment and briefly comprises of: - canopy porch, entrance hall, guest cloakroom, living room, dining room, large breakfast kitchen, laundry/utility room, three bedrooms, bathroom, garage and landscaped rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway with lawned foregarden.

CANOPY PORCH

With quarry tiled floor and front door giving access through to:-

ENTRANCE HALL

With double central heating radiator, staircase to the first floor, power points and leading to:-

GUEST CLOAKROOM

With low flush wc, wall mounted wash hand basin with tiled splashback, central heating radiator and UPVC double glazed window.

LIVING ROOM (FRONT)

16' 11" x 12' 5" (5.16m x 3.79m) Having a feature Limestone fireplace incorporating a fitted gas fire, coved coricing, UPVC double glazed bay window, three wall light points, useful understair storage cupboard, light dimmer switch and power points.



DINING ROOM

10' 4" x 8' 11" (3.16m x 2.74m) UPVC double glazed window, double central heating radiator, coved cornicing, two wall light points and power points.

LARGE BREAKFAST KITCHEN

14' 8" x 10' 4" (4.49m x 3.16m) Having an extensive range of fitted units, comprising of an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, fitted appliances including a four ring gas hob with oven beneath and extractor hood over, integrated dishwasher and larder fridge, ample space for a breakfast table, double central heating radiator, access into the garage, door leading into the utility room. UPVC double glazed window, ceramic tiled floor and power points.

LAUNDRY/UTILITY ROOM

4' 11" x 4' 8" (1.50m x 1.43m) Having a working surface, plumbing for a washing machine, wall mounted Potterton gas central heating boiler, central heating radiator, UPVC double glazed door and ceramic tiled floor.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With hatch to the roof space with loft ladder, UPVC double glazed window, airing cupboard and leading to:-

BEDROOM ONE (FRONT)

12' 8" x 8' 3" (3.87m x 2.54m) Extensive range of luxury fitted wardrobes, double central heating radiator, UPVC double glazed window and power points.

BEDROOM TWO (REAR)

10' 1" x 9' 0" (3.08m x 2.76m) Laminated timber floor, central heating radiator, UPVC double glazed window, built in wardrobes with sliding doors and power points.

BEDROOM THREE (FRONT)

9' 6" x 7' 2" (2.90m x 2.19m) UPVC double glazed window, central heating radiator and power points.

BATHROOM

Being fully tiled comprising of a white suite, panelled bath with Grohe shower over, shower rail, pedestal wash basin, low flush wc, UPVC obscure glazed window,

ceramic tiled floor and heated towel rail.

OUTSIDE

GARAGE

18' 6" x 8' 2" (5.65m x 2.51m) With up and over door to the front and courtesy door leading into the kitchen.

REAR GARDEN

Having a paved patio, shaped lawn, flower borders. shrubs and timber shed.

TENURE

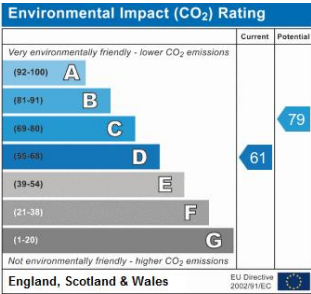
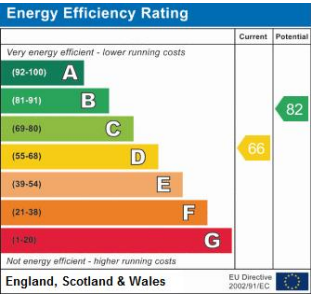
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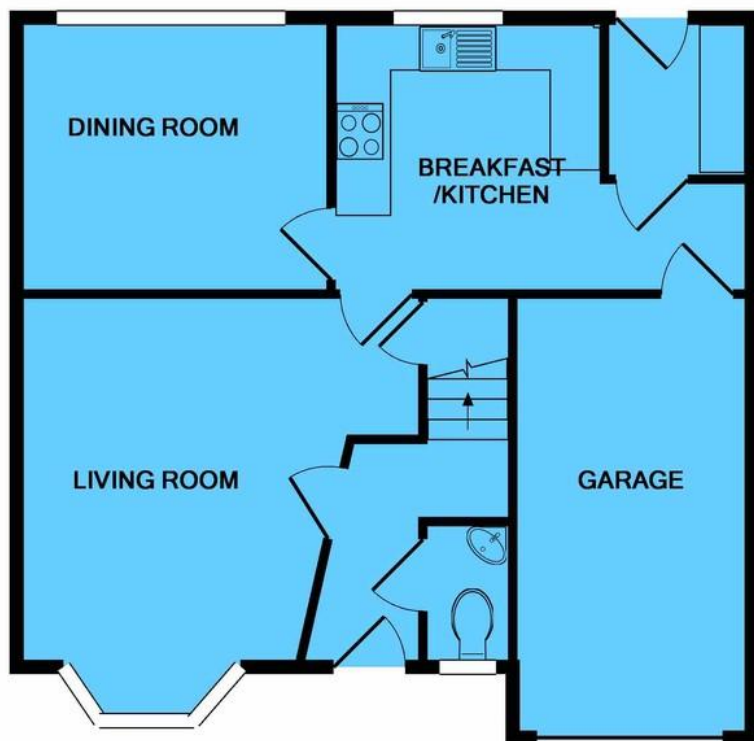
VIEWING

Via Xact in Solihull on 0121 712 6222.

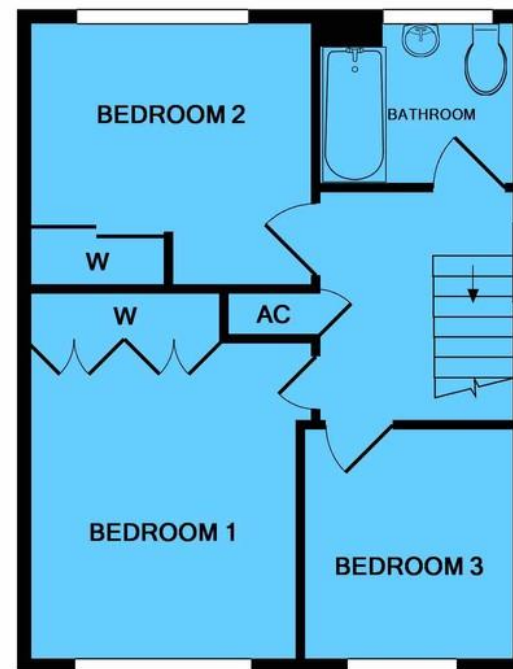
COUNCIL TAX

Council Tax Band E.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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