



WINTHORPE DRIVE, SOLIHULL, B91 3UW
ASKING PRICE £625,000



- » Popular Hillfield Estate
- » Four Bedroom Extended Detached
- » Immaculately Maintained

- » Tudor Grange Academy Catchment
- » UPVC Double Glazed
- » Gas Central Heating

- » Three Reception Rooms
- » Fitted Breakfast Kitchen
- » Study Area

PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, an ideal opportunity to purchase this impressive four bedroom extended detached which must be viewed internally to be appreciated. This property has been immaculately maintained and decorated throughout, benefits from gas central heating, UPVC double glazing and has the added attraction of a large well maintained rear garden. Winthorpe Drive stands within the Tudor Grange Academy Catchment and the property briefly comprises of:- canopy porch, entrance hall, guest cloakroom, living room, dining room, breakfast kitchen, sitting room, laundry/utility room, four double bedrooms, ensuite shower room, family bathroom, garage and large well maintained rear garden.

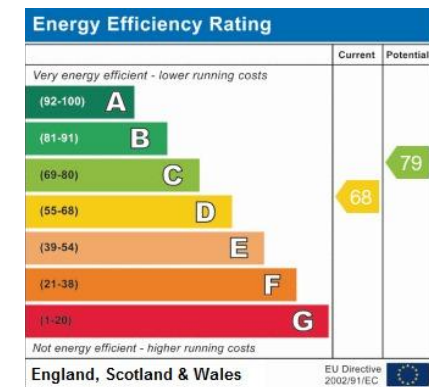
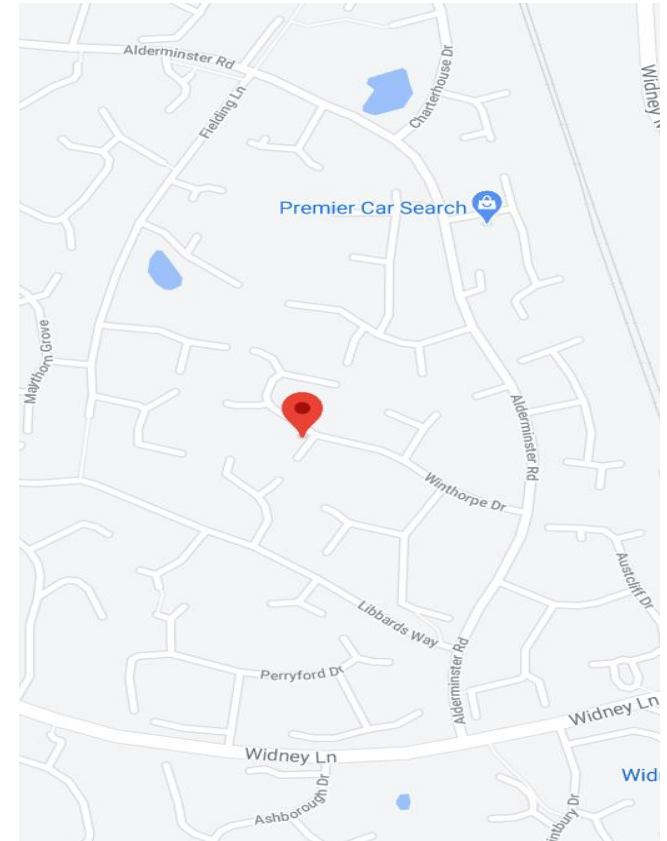
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

- COUNCIL TAX** Band F
- TENURE** Freehold
- SERVICES** Mains gas, electricity and water
- BROADBAND** Virgin
- LOFT SPACE** Fully boarded with loft ladder and lighting

ITEMS INCLUDED IN THE SALE

Integrated extractor fan, fridge/freezer, dishwasher, all carpets, fitted wardrobes in bedrooms 1 & 3, some light fittings and garden shed.



CANOPY PORCH

ENTRANCE HALL

12' 9" x 7' 7" (3.89m x 2.32m)

GUEST CLOAKROOM

6' 6" x 3' 3" (2.00m x 1.00m)

LIVING ROOM

18' 10" x 12' 0" (5.76m x 3.66m)

DINING ROOM

11' 5" x 10' 0" (3.50m x 3.07m)

BREAKFAST KITCHEN

15' 1" x 9' 6" (4.60m x 2.90m)

SNUG/STUDY

8' 5" x 8' 0" (2.57m x 2.46m)

LAUNDRY/UTILITY ROOM

7' 8" x 7' 0" (2.35m x 2.15m)

FIRST FLOOR

LANDING/STUDY AREA

18' 9" x 7' 5" (5.72m x 2.28m)

BEDROOM ONE (FRONT)

13' 1" x 12' 11" (4.00m x 3.96m)

ENSUITE SHOWER ROOM

9' 11" x 3' 2" (3.04m x 0.97m)

BEDROOM TWO (REAR)

15' 9" x 13' 3" (4.81m x 4.04m)

BEDROOM THREE (FRONT)

16' 1" x 10' 6" (4.91m x 3.21m)

BEDROOM FOUR (REAR)

13' 0" x 9' 11" (3.97m x 3.04m)

BATHROOM

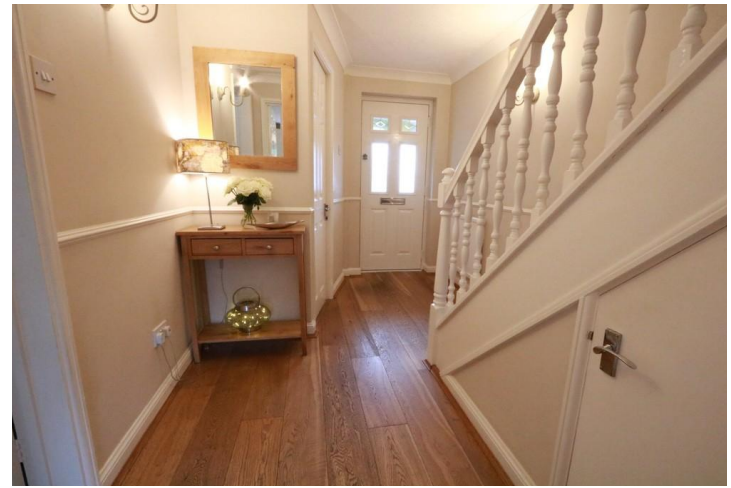
9' 11" x 5' 5" (3.04m x 1.67m)

OUTSIDE

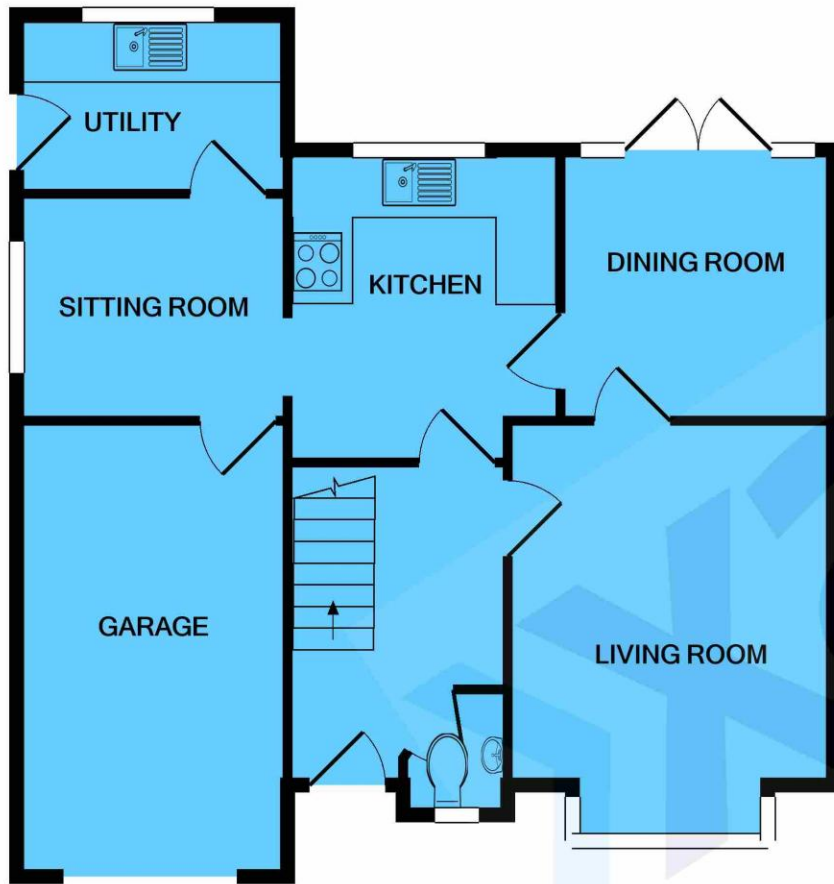
LARGE REAR GARDEN

GARAGE

18' 9" x 7' 10" (5.73m x 2.41m)







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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