





## Offers Over £250,000

### Windward Way, Smithswood, Birmingham, B36 0PF

\* ABSOLUTELY STUNNING \* NO WORK REQUIRED \* DO NOT MISS THIS ONE \* SUMMER ROOM \*

When I say this one is an AMAZING property I am not exaggerating, the property is maintained, renovated and designed to a very high standard. The property is an END TERRACE non-standard build with a DRIVEWAY to the front, additional pitched roof entrance porch, entrance hallway, lounge to the front, kitchen/dining room with a CENTRAL ISLAND housing the EIGHT BURNER gas oven to the rear, UTILITY room, a DOWNSTAIRS WC, private low maintenance landscaped rear garden, AMAZING NEW SUMMER HOUSE with side storage, and that is just what's on offer to the ground level. To the first floor there are FOUR BEDROOMS (three doubles and a single) and a modern family SHOWER ROOM. Energy Efficiency Rating:- C

#### Front Garden/Driveway

Fence borders to either side of the Tarmac driveway with a decorative block paved border inset providing off road parking for multiple vehicles. Access gate to the side of the property allowing access to the communal secure side entry area. Decorative outside lights either side of the entrance porch, and a composite door allowing access to:-

#### Entrance Porch

5'11" x 4'8" (1.80m x 1.42m)

Enclosed entrance porch recently added with a tiled pitched roof, double glazed window to the side, and a further double glazed matching height window to the side of the entrance door. Tiled floor with a matching tiled skirting, sensor operated spotlights inset to the pitched ceiling area. Double glazed matching height window to the side of a further composite door allowing access to:-

#### Entrance Hallway

14'10" x 4'8" (4.52m x 1.42m)

Stairs rising to the first floor landing with an open space and double glazed window below, radiator, tiling to the floor area, and spotlights inset to the ceiling. Doors to:-

#### Lounge

16'2" x 11'10" (4.93m x 3.61m)

Double glazed bow window to the front, spotlights inset to the ceiling, Oak flooring, radiator, and a false wall with a niche either side of the TV area. The false wall was created to cleverly conceal the wiring for the TV, each niche has a spotlight inset.

#### Kitchen/Dining Room

16'7" x 12' (5.05m x 3.66m)

Range of wall mounted and floor standing base units with glass fronted wall mounted display units also incorporated. Central island with an EIGHT BURNER gas hob inset, wine rack either side and further storage/shelving either side of the under unit double oven and a stainless steel effect extractor over. Steel effect edged work surfaces incorporating a stainless steel effect Belfast style sink and drainer unit with a mixer tap over. Integral washing machine and dishwasher also housed in matching units. Brick effect tiling to the walls, tiling to the floor area, spotlights inset to the ceiling, Radiator, double glazed window to the rear and a set of double glazed French doors also to the rear allowing access to the rear garden area.

#### Utility Room

4'8" x 4'2" (1.42m x 1.27m)

Accessed directly off the hallway area, spotlights inset to the ceiling, double glazed window to the rear, and tiling to the floor area. Door to the rear into:-

#### Downstairs Guest WC

4'8" x 4'4" (1.42m x 1.32m)

Suite comprised of a low flush WC and a wash hand basin both inset to matching units also providing storage. Wall mounted boiler, spotlights inset to the ceiling, tiling to the floor area and a double glazed window to the rear.

### FIRST FLOOR

#### Landing

Radiator, spotlights inset to the ceiling, and loft access via the hatch area with a pull down ladder. Doors to:-

#### Bedroom One

12'2" x 10'9" (3.71m x 3.28m )

Double glazed window to the front, radiator, and fitted wardrobes to one wall with four mirror design sliding access doors.







Bedroom Two

12'2" x 11'5" max 8'5" min (3.71m x 3.48m max 2.57m min)

Double glazed window to the front, radiator, and wood effect flooring.

Bedroom Three

12'1" max 8'9" min x 9' max 7'8" min (3.68m max 2.67m min x 2.74m max 2.34m min)

Double glazed window to the rear, and a radiator

Bedroom Four

8'10" x 5'4" (2.69m x 1.63m)

Double glazed window to the rear, radiator, and wood effect flooring.

Family Shower Room

8'9" x 7'5" (2.67m x 2.26m)

Suite comprised of a walk in shower enclosure with a boiler fed rain rainfall shower over with a further detachable shower head. Square design low flush WC, and a pedestal wash hand basin. Flat style ladder radiator, marble effect tiling to the walls, Amtico tile effect flooring and spotlights inset to the ceiling. Extractor fan to the outer wall, double mirror fronted wall cabinet above the wash hand basin, two towel rails to the wall and a double glazed window to the rear.

OUTSIDE

Rear Garden

Fence perimeters with an access gate to

the side leading to the secure communal walkway area, Indian porcelain patio area leading to a low maintenance artificial lawn with raised flower beds to the side. LED lighting to the fence areas, two security lights to the property, an outside tap and a double outside electrical socket.

Summer House

18' x 9'8" (5.49m x 2.95m)

Triple bi-fold doors providing access from the rear garden area, wood effect flooring, electric supply, spotlights inset to the ceiling, wall mounted electric heater, humidity stat fan, and a fly zapper.

Store Room

9'8" x 3'9" (2.95m x 1.14m)

Accessed via a door from the rear garden area, electric supply, and lighting via sensors.

FURTHER INFORMATION

Council Tax Band - A  
Rendering to the exterior has a 25 year Guarantee from June 2025  
Non-Standard Build  
Boiler Installed 2016  
Double Glazing installed 2020  
Cavity Wall Insulation to the outer wall ONLY  
Porch added 2010  
Summer House added 2021  
LED lighting throughout the house for lower energy consumption

