



Westbourne Road Solihull

- A Well Presented Three Bedroom Family Home
- Extended Breakfast Kitchen & Through Lounge/Diner
- Large Rear Garden, Garage Store & Driveway Parking
- Conservatory & Four Piece Family Bathroom

£490,000

Current EPC Rating - D
Current Council Tax Band - D





Property Description

A well presented semi-detached property situated in a most popular location offering accommodation comprising a through lounge/diner, conservatory, extended breakfast kitchen, side passage/utility area, guest W.C, three bedrooms, four piece family bathroom, large rear garden, driveway parking and garage store

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 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.



Rooms & Measurements

Through Lounge/Diner 8.89m x 3.66m (29'2" x 12'0")

Conservatory 3.2m x 1.88m (10'6" x 6'2")

Extended Breakfast Kitchen to Rear 6.2m x 2.62m (20'4" x 8'7")

Side Passage/Utility Area 3.38m x 1.24m (11'1" x 4'1")

Guest W.C 1.91m max x 1.88m max (6'3" max x 6'2" max)

Bedroom One to Rear 4.17m x 3.25m (13'8" x 10'8")

Bedroom Two to Front 4.62m x 3.25m (15'2" x 10'8")

Bedroom Three to Front 2.34m x 2.18m (7'8" x 7'2")

Four Piece Family Bathroom 3.05m x 2.62m (10'0" x 8'7")

Garage Store 5.66m max x 2.13m max (18'7" max x 7'0" max)

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.