



smarthomes

**Westwood Grove**

Solihull

- A Most Spacious Dormer Bungalow
- Spacious Kitchen/Diner, Bathroom & Shower Room
- Four Good Size Bedrooms
- Two Reception Rooms & Utility Room

**£675,000**

Current EPC Rating - TBC  
Current Council Tax Band - F







## Property Description

A spacious dormer bungalow situated on a generous plot within a cul-de-sac location. The property is situated a short walk from both Alderbrook and Tudor Grange Secondary Schools as well as bus links to Solihull Town Centre and Solihull Sixth Form College. Benefiting from further potential to extend (STPP) and offering accommodation comprising four bedrooms, spacious lounge, sitting room, utility, breakfast kitchen, ground floor shower room, family bathroom, landscaped rear garden, tandem garage and driveway parking

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

Spacious Lounge to Front 6.1m x 5.74m (20'0" x 18'10")

Utility Room to Side 3.05m x 3m (10'0" x 9'10")

Sitting Room to Front 3.1m x 2.74m (10'2" x 9'0")

Breakfast kitchen 5.18m x 3.15m (17'0" x 10'4")

Bedroom One to Rear 4.52m x 3.05m (14'10" x 10'0")

Bedroom Two to Rear 3.4m x 2.69m (11'2" x 8'10")

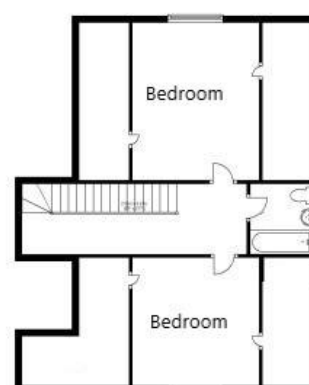
Bedroom Three to Rear 4.6m x 3.71m (15'1" x 12'2")

Bedroom Four to Front 3.71m x 3.89m (12'2" x 12'9")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F





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