



5 WESTBOURNE ROAD, SOLIHULL, WEST MIDLANDS, B92 8AS

ASKING PRICE OF £499,950

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Traditional Style Semi Detached House
- Extended
- Four Bedrooms
- Two Reception Rooms
- Three WCs
- Sought After Location
- Convenient For Railway
- Close to Dovehouse Parade



Situated in a convenient and sought after location, an extended four bedroom traditional style semi detached house within easy walking distance of Dovehouse Parade and Olton Station. Benefitting from double glazing and central heating. The accommodation briefly comprises: entrance porch, reception hall, guest wc, front reception room, rear extended lounge/dining room, fitted kitchen, side covered area, store room, first floor landing, four bedrooms, shower room/wc, separate wc. To the front is a garden with block paved drive. To the rear is a fence enclosed lawned garden with patio area. Viewing essential.

ENTRANCE PORCH UPVC double glazed entrance door.
RECEPTION HALLWAY Stairs off. Understairs storage.
GROUND FLOOR WC
FRONT RECEPTION ROOM 15' 2" x 11' 11" (4.632m x 3.646m)
 Double glazed bay window.
EXTENDED LOUNGE/DINING ROOM 23' 7" x 11' 11" (7.190m x 3.654m)
 With feature fireplace, roof lantern and double glazed patio doors.
EXTENDED KITCHEN 19' 0" x 8' 9" (5.8m x 2.687m)
 Fitted base and wall cupboard units, inset sink unit, integrated cooking appliances including gas hob, extractor hood over, electric over under.
SIDE COVERED AREA Rear access and access to front storage area.
STORAGE AREA 15' 1" x 6' 6" (4.6m x 2.0m)
 Front access.

FIRST FLOOR LANDING L-shaped.

BEDROOM ONE 14' 10" x 9' 4" (to wardrobe) (4.527m x 2.852m)
 Bay window to front. Fitted bedroom furniture.
BEDROOM TWO (REAR) 13' 6" x 12' 0" (4.118m x 3.659m)
 Double bedroom.
BEDROOM THREE (FRONT) 7' 2" x 7' 10" (2.193m x 2.393m)
BEDROOM FOUR (FRONT) 13' 8" x 6' 0" (4.188m x 1.848m)
SHOWER ROOM/WC Double width walk-in shower. Inset vanity sink unit and low level flush wc. Tiled elevations and floor.
SEPARATE WC WC and wash hand basin.

OUTSIDE

FRONT Block paved drive providing off street parking.
REAR Fence enclosed lawned garden. Paved patio area.



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



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.
Made with Metropix ©2015

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: info@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk