



**Willow Road**

Solihull

- A Beautifully Presented Four Bedroom Family Home
- Extended & Re-Fitted Kitchen, Utility and Guest W.C
- South/Westerly Facing Rear Garden
- Spacious Lounge & Modern Family Bathroom

**£515,000**

Current EPC Rating - C  
Current Council Tax Band - D





## Property Description

A beautifully presented semi-detached family home situated in a most sought after location offering accommodation comprising a superb open plan family kitchen/diner, lounge, utility room, guest W.C, four bedrooms, modern family bathroom, South/Westerly facing rear garden, garage store 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

Lounge to Front 4.7m x 3.23m (15'5" x 10'7")

Superb Open Plan Family Kitchen/Diner to Rear 7.9m x 5.51m (25'11" x 18'1")

Utility Room 2.13m x 1.85m (7'0" x 6'1")

Bedroom One to Front 4.09m x 2.82m (13'5" x 9'3")

Bedroom Two to Rear 3.18m x 2.95m (10'5" x 9'8")

Bedroom Three to Front 2.31m x 2.11m min (7'7" x 6'11" min)

Bedroom Four to Rear 2.64m x 1.73m (8'8" x 5'8")

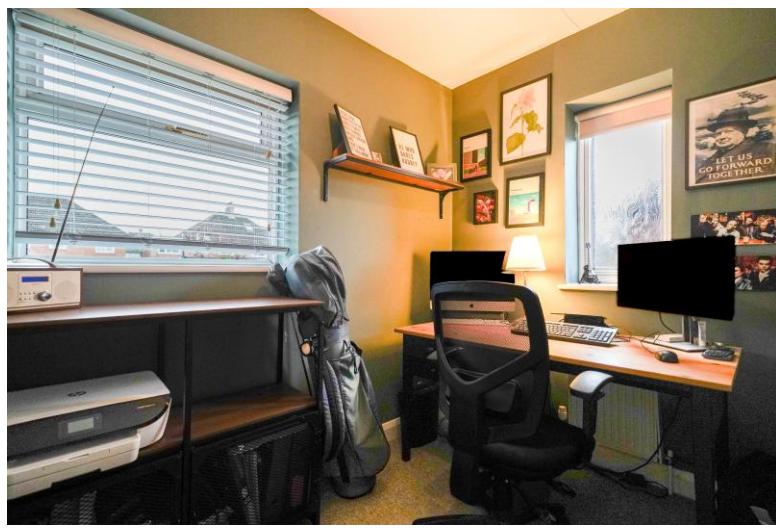
Modern Family Bathroom 3.61m x 2.18m (11'10" x 7'2")

Garage Store 2.26m x 2.18m (7'5" x 7'2")

### 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.