



smarthomes

## Westwood Grove

Solihull

- A Most Spacious & Extended Detached Dormer Bungalow
- Re-Fitted Breakfast Kitchen, Bathroom & Three Shower Rooms
- Four Good Size Bedrooms Plus Versatile Annex Room
- Two Spacious Reception Rooms

**Offers Over £700,000**

Current EPC Rating - D

Current Council Tax Band - F





## Property Description

A most spacious & extended detached dormer bungalow situated in a most sought after cul-de-sac location. Offering accommodation comprising two spacious reception rooms, Avanti breakfast kitchen, utility room, four double bedrooms across two floors, en-suite shower room, family bathroom & family shower room. There is a private mature rear garden, large annex room with shower room. ample driveway parking and an extensive tandem garage/workshop with superb potential to convert to further living accommodation subject to planning consent

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

Dining Room to Rear 5.28m x 3.15m (17'4" x 10'4")

Spacious Lounge to Front 5.94m max x 5.87m max (19'6" max x 19'3" max)

Avanti Breakfast Kitchen to Front 5.87m x 2.95m (19'3" x 9'8")

Utility Room 8.69m x 1.27m (28'6" x 4'2")

Bedroom Three to Rear 3.99m x 3.07m (13'1" x 10'1")

Bedroom Four to Rear 3.48m x 2.67m (11'5" x 8'9")

Family Bathroom 2.13m x 1.73m (7'0" x 5'8")

Bedroom One to Front 3.84m x 2.92m (12'7" x 9'7")

En-Suite Shower Room to Side 2.18m x 1.7m min (7'2" x 5'7" min)

Bedroom Two to Rear 4.6m x 3.76m (15'1" x 12'4")

Family Shower Room to Side 2.34m x 1.96m (7'8" x 6'5")

Annex Room 5.51m x 5.51m (18'1" x 18'1")

Shower Room to Side 2.46m x 1.85m (8'1" x 6'1")

Tandem Garage/Workshop 14.35m x 2.67m (47'1" x 8'9")

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 – F



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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 and 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.