



Peter Clarke

Westbourne Road, Solihull, B92 8BW

Asking Price £229,950

- VERY CONVENIENTLY SITUATED
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- ATTRACTIVE LOUNGE
- KITCHEN/ BREAKFAST ROOM
- MODERN BATHROOM
- SINGLE GARAGE
- OFF ROAD PARKING SPACE
- EPC- C

This modern ground floor apartment is situated in a very convenient location just a short distance along the Warwick Road from Dovehouse Parade where there are a wide selection of local shops. There is also easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station. The commuter service operates to the city centre of Birmingham and London Marylebone from Solihull and Olton train station which is within walking distance. Platform Three, at the front of the station is a very popular family run wine bar and eatery.

#### APPROACH

The property stands back from the road behind a shared driveway and a paved path, access is gained via a double glazed entrance door which leads through to the:

#### ENCLOSED PORCH

Having a UPVC double glazed window to the front, tiled floor and entrance door leading through to the:

#### WELCOMING ENTRANCE HALL

Heating programmer, radiator and two generous store cupboards and doors off to:

#### LIVING ROOM

Two central heating radiators, UPVC double glazed window to front and bay window to the side and TV point.

#### KITCHEN/ BREAKFAST ROOM

Having central heating radiator, matching fitted base, wall and drawer units with roll-top work surfaces and tiled splash backs, built-in electric oven with four ring gas hob and extractor over, Ariston wall mounted combination boiler, plumbing and space for washing machine and fridge/ freezer, UPVC double glazed leaded light window to front, sink drainer unit with mixer tap, ample space for breakfast table and LED downlights.

#### BEDROOM ONE

UPVC double glazed leaded light window to side, central heating radiator, TV point, built in wardrobe with hanging rail and fitted shelving.

#### BEDROOM TWO

UPVC double glazed leaded light window overlooking the communal garden area to the rear and central heating radiator

#### MODERN BATHROOM

Feature tiled walls and floor, white suite with wc, wash hand basin inset to vanity unit and panelled bath with mixer tap and Grohe shower over, chrome ladder style heated towel rail, extractor fan and shaver point.

#### GARAGE AND GARDEN

There is a small communal garden area with paved path and laid lawn with bin store and gates giving access through to the rear parking area where there is an allocated space in front of the garage (No. 6) having an up and over door.





**Approx. Gross Internal Floor Area 700 sq. ft. (65.0 sq. m.)**

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66 High Street, Henley-in-Arden, B95 5BX  
Tel: 01564 795757 | [henley@peterclarke.co.uk](mailto:henley@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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