melvyn Danes ESTATE AGENTS

Westbourne Road, Solihull

Asking Price £370,000

- TOWN HOUSE
- FLEXIBLE LIVING
- PRIVATE REAR GARDEN
- FOUR TOILETS
- SINGLE GARAGE
- THREE/FOUR BEDROOMS
- WELL PRESENTED
- TWO EN-SUITE
- CENTRAL LOCATION
- OFF ROAD PARKING

Estate House, 695 Warwick Road, Solihull, B91 3DA
Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk

Westbourne Road leads directly from the A41 Warwick Road, one of the main arterial roads providing access into the town centre of Solihull, passing the popular Dovehouse parade of shops serving everyday needs.

Regular bus services operate along the A41 to Solihull and in the opposite direction, via Acocks Green, to the city centre of Birmingham. Olton Railway Station is close by offering services to Birmingham and beyond.

The property is set back from the road behind a block paved frontage leading to a canopy porch entrance with tiled step and UPVC sealed unit double glazed entrance door.

ENTRANCE PORCH
Accessed via glazed upvc front door leading to inner door into the accommodation.

ENTRANCE HALL
Allowing access into the ground floor rooms with ceiling light, wall mounted radiator and storage cupboard and WC.

BEDROOM FOUR/STUDY
8'3" x 7'4" (2.54 x 2.24)

A smaller room currently set up as a study space with a window to the front elevation, wall mounted radiator and ceiling light.

GROUND FLOOR BEDROOM TWO
13'1" x 8'2" (4.01 x 2.51)

A good sized ground floor double room with en-suite. Having built in wardrobes, ceiling light and wall mounted radiator with window to rear elevation.

EN-SUITE
A fully fitted en-suite with wash basin and vanity storage, toilet and shower cubicle with thermostatic shower. Having ceiling light and heated towel rail.

WC
A fitted WC with toilet and wash basin with vanity storage.

UTILITY
9'8" x 5'6" (2.95 x 1.70)

A great sized utility allowing access onto the rear garden. With a range of wall mounted and base units with worktop over, stainless steel sink with mixer tap, space and plumbing for washer and dryer, electric oven and gas hob, ceiling light and wall mounted radiator.

LIVING/DINING ROOM
16'11"/12'5" x 14'4"/7'8" (5.16/3.81 x 4.39/2.36)

A great sized room with window to rear elevation. With Gas fire place and stone effect surround, ceiling light and wall mounted radiators.

KITCHEN
8'5" x 7'6" (2.59 x 2.29)

A fully fitted kitchen with a range of wall mounted and base units. With integrated appliances including electric oven and gas hob, electric extractor, space and plumbing for dishwasher and fridge freezer, 1.5 bowl sink with mixer tap. Having a window to the front elevation and ceiling light.

BEDROOM THREE
14'2" x 11'8" (4.34 x 3.58)

A great sized double room on the 2nd floor. With a window to the front elevation, various storage cupboards, ceiling light and wall mounted radiator.

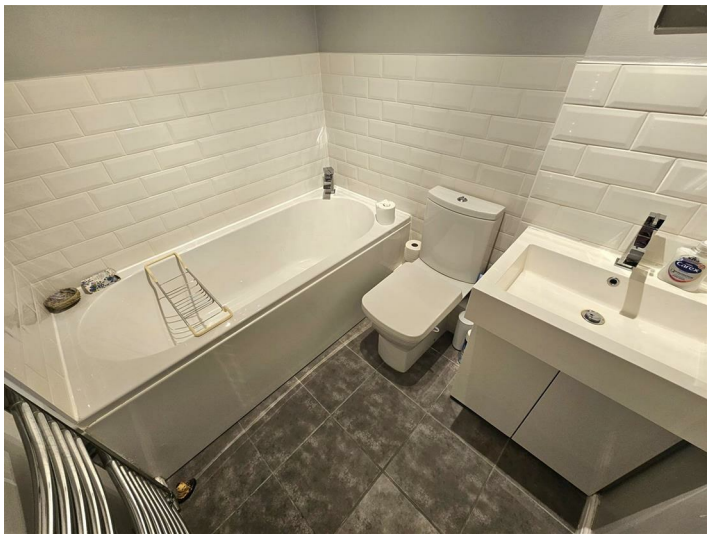
PRINCIPLE BEDROOM
11'8" x 8'5" (3.56 x 2.57)

A lovely principle bedroom with access into en-suite. With window to rear elevation, ceiling light and wall mounted radiator.

EN-SUITE

A fitted en-suite shower room with wash basin, toilet and shower cubicle with thermostatic shower. With window to rear elevation, heated towel rail and ceiling light.

BATHROOM



A fully fitted bathroom with bath, wash basin with vanity storage and toilet. With heated towel rail and ceiling light

GARAGE
17'1" x 8'5" (5.21 x 2.59)

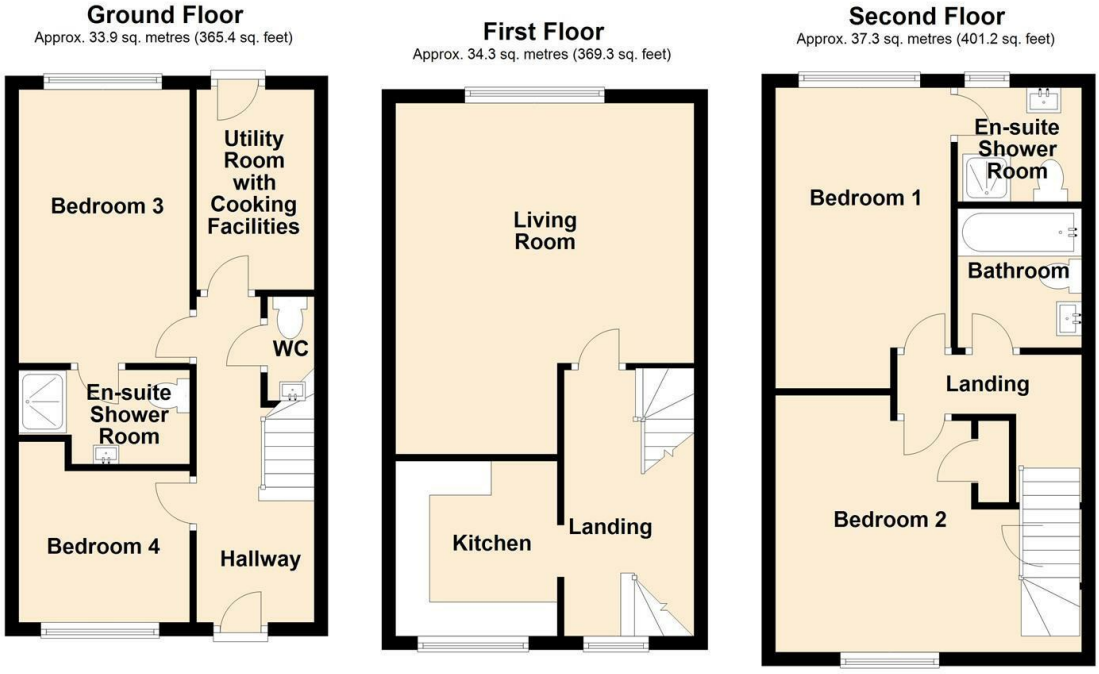
A single garage with up and over door with parking in front.

OUTSIDE

To the front we have a paved for garden bordered by dwarf brick wall that leads to the accommodation. To the rear we have a private landscaped garden with good sized decking area and artificial lawn leading down to rear gate access and bordered by panelled fencing.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 105.5 sq. metres (1135.9 sq. feet)

LOCATION
Leaving the town centre of Solihull via the A41 Warwick Road proceed past the Dovehouse parade of shops, past Dovehouse Lane and turn right into Westbourne Road where the property will be found on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

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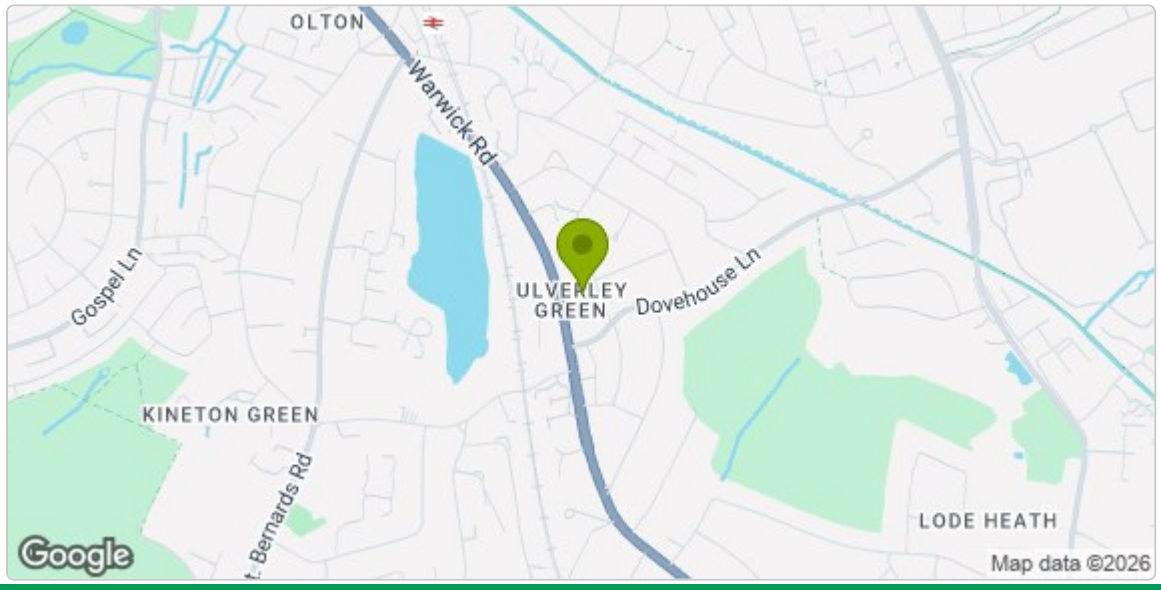
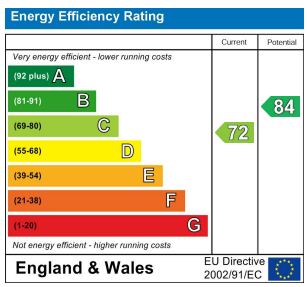
THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
14a Westbourne Road Solihull
Solihull B92 8BW

Council Tax Band: E



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