



Westbourne Road, Solihull

Guide Price £485,000





## PROPERTY OVERVIEW

Beautifully presented, this three-bedroom semi-detached family home exudes character with its traditional features spread throughout. Nestled on a tranquil road, conveniently located just a stone's throw away from various local amenities and Solihull Town Centre, this residence offers both charm and practicality. This property is just a short walk to the very convenient Dovehouse Parade shops and within walking distance of Olton railway station. The high ceilings help this property feel really spacious and character features such as the fireplaces, bay windows and original doors add to its charm. Step into the inviting entrance hallway, boasting a guest cloakroom with ample storage space. The property features two generously sized reception rooms that seamlessly intertwine - a formal dining room and an enchanting living space with an additional conservatory, creating a harmonious flow throughout. The extended kitchen provides space for a dining table and showcases delightful views of the rear garden. A practical utility room and access to a single garage complete the ground floor. Venture upstairs to find three bedrooms - two doubles and a versatile single - all with built in wardrobes and served by a sizeable family bathroom. Outside, discover a peaceful rear garden complemented by a spacious patio seating area and a driveway providing parking space for multiple vehicles.



Immaculately presented and full of potential for creating lasting memories, this property offers the perfect balance of indoor and outdoor living. With its quaint facade and picturesque surroundings, this residence is an ideal blend of comfort and convenience. Don't miss the opportunity to call this charming property your new home sweet home.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold



- Delightful Three Bedroom Semi-Detached Family Home
- Full Of Character & Charm Throughout
- Two Spacious Reception Rooms & Conservatory
- Extended Kitchen Over Looking The Rear Garden
- Scope For Further Extension Subject To Planning Permission
- Two Doubles & Single Bedroom
- Large Family Bathroom
- Well Maintained Large Rear Garden
- Driveway & Single Garage



**PORCH**

**ENTRANCE HALLWAY**

**WC**

**FORMAL DINING ROOM & LIVING AREA**

28' 9" x 11' 11" (8.76m x 3.63m)

**CONSERVATORY**

10' 5" x 6' 1" (3.18m x 1.85m)

**KITCHEN**

20' 6" x 8' 9" (6.25m x 2.67m)

**UTILITY**

11' 2" x 4' 1" (3.40m x 1.24m)

**INTEGRAL GARAGE**

18' 7" x 7' 0" (5.66m x 2.13m)

**FIRST FLOOR**

**BEDROOM ONE**

13' 5" x 10' 9" (4.09m x 3.28m)

**BEDROOM TWO**

14' 11" x 11' 3" (4.55m x 3.43m)

**BEDROOM THREE**

7' 8" x 7' 2" (2.34m x 2.18m)

**BATHROOM**

10' 0" x 8' 9" (3.05m x 2.67m)

**TOTAL SQUARE FOOTAGE**

124.9 sq.m (1344 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **PEACEFUL REAR GARDEN WITH PATIO SEATING AREA**

### **ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, built-in window seat, all carpets and blinds, some light fittings and fitted wardrobes in three bedrooms.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 124.9 sq.m. (1344 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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# Xact Homes

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