



smarthomes

**Westbourne Road**

Solihull

- An Extended Traditional Semi Detached Family Home
- Four Bedrooms
- Through Lounge Diner
- Extended Breakfast Kitchen

**£525,000**

Current EPC Rating 57 (D)  
Current Council Tax Band D





## Property Description

A well presented and extended traditional semi detached family home offering three first floor bedrooms plus converted loft room, through lounge diner, extended breakfast kitchen, guest WC, four piece family bathroom, garage, rear garden and off road 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 the new 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

Through Lounge Diner - 3.58m x 8.89m (11'9" x 29'2")

Extended Family Breakfast Kitchen to Rear - 3.84m x 6.17m (12'7" x 20'3")

Guest WC

Bedroom One to Front - 3.43m x 4.57m (11'3" x 15'0")

Bedroom Two to Rear - 4.11m x 3.23m (13'6" x 10'7")

Bedroom Three to Front - 2.16m x 2.31m (7'1" x 7'7")

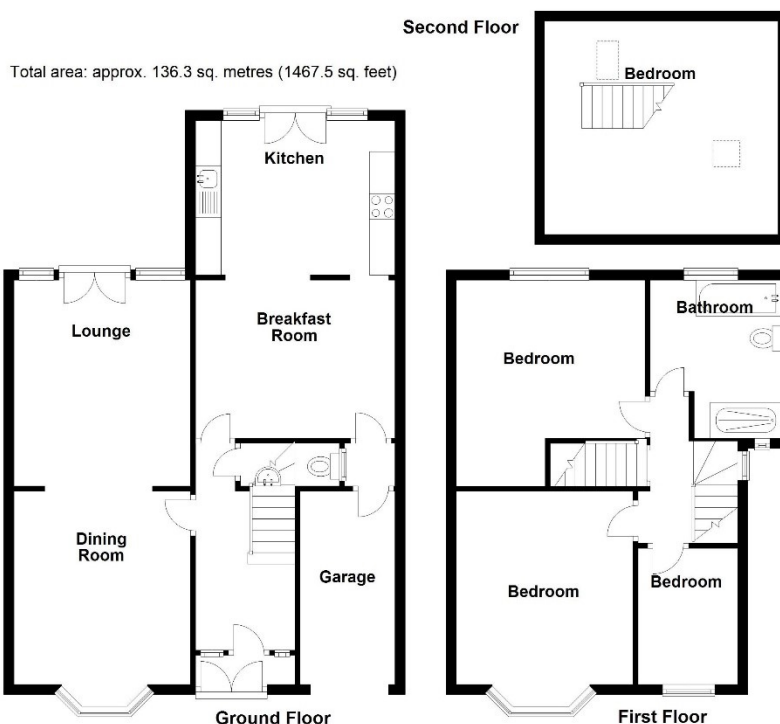
Four Piece Family Bathroom to Rear - 2.57m x 1.96m (8'5" x 6'5")

Second Floor Bedroom - 4.8m x 4.95m (15'9" x 16'3")

Garage

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



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