



AP MORGAN

Westbourne Road, Solihull, West Midlands
Offers in excess of £500,000

Features:

- Semi-detached house
- Three bedrooms
- Three reception rooms
- Family shower room and ground floor W/C
- Expansive rear garden
- Large driveway
- Sought after location

Description:

This well-presented and deceptively spacious three-bedroom 1930s-style home is nestled within a sought-after estate in Solihull. Ideally located, the property offers convenient access to local schools, amenities, and excellent transport links.

The large block-paved driveway provides ample parking for multiple vehicles and leads up to the porch and front entrance.

Inside, the porch opens into a spacious entrance hall which offers access to all ground floor rooms. Stairs rise to the first floor, and a cupboard provides convenient storage space. A unique internal window connects the hallway with the front lounge, adding a distinctive touch. The lounge itself is generously sized and features a walk-in bay window along with a charming fireplace. Beyond this, a welcoming family room benefits from a log burner and large windows that frame views of the rear garden, along with a door that opens directly onto the patio.

The kitchen offers space for freestanding appliances and includes a door providing additional access to the rear garden. Leading from the kitchen is a dedicated dining room, complete with fitted cabinetry and space for a dining table and chairs. A convenient W/C completes the ground floor and is accessed directly from the entrance hall.

Upstairs, the property offers three well-proportioned bedrooms. Two are doubles with integrated storage, and bedroom one further benefits from a walk-in bay window. The third is a unique L-shaped single bedroom with a sloped ceiling and a front-facing window. The first floor is completed by a versatile shower room.

Outside, the rear garden is a true highlight. A paved patio provides an ideal spot for outdoor dining and entertaining, leading onto a generous lawn bordered by mature trees and planting. At the far end, a dedicated planting area offers excellent potential for keen gardeners. A side gate offers convenient access between the rear garden and the front driveway.



Details:

Porch

Entrance Hall

Lounge 12' x 12'1" (3.66m x 3.68m)

Family Room 17'10" x 12' (5.44m x 3.66m)

Kitchen 13'7" x 9'4" (4.14m x 2.84m)

Dining Room 20'9" x 7'3" (6.32m x 2.2m)

W/C

First floor landing

Bedroom One 11'11" x 11'1" (3.63m x 3.38m)

Bedroom Two 13'2" x 7'7" (4.01m x 2.3m)

Bedroom Three 12'1" x 12'6" (3.68m x 3.8m)

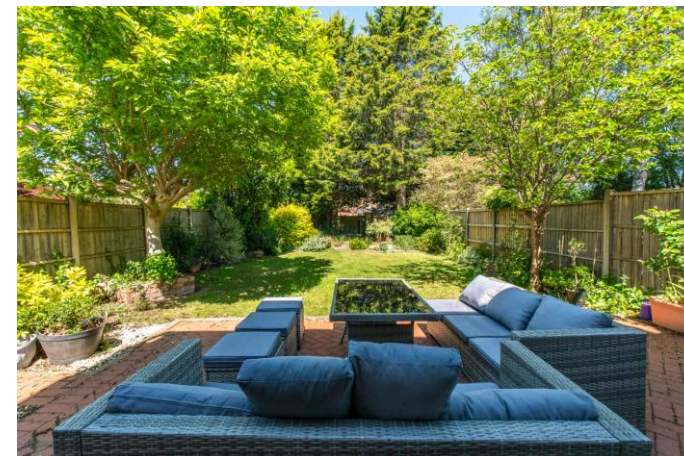
Shower Room 10'4" x 5'10" (3.15m x 1.78m) Max into shower

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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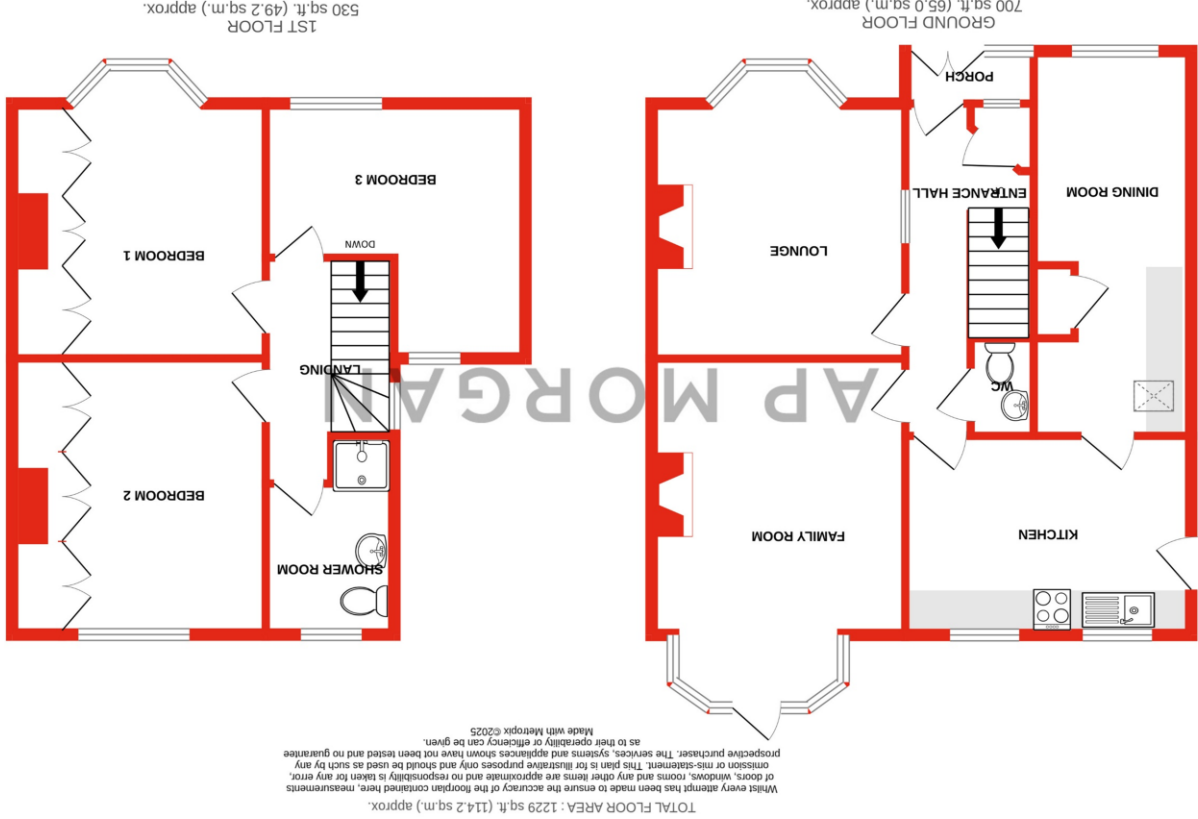
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