



51 WINTHORPE DRIVE, SOLIHULL, B91 3UW
PURCHASE PRICE £380,000





PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, an ideal opportunity to purchase this three bedroom detached house, located in the Tudor Grange Academy catchment. The property benefits from gas central heating, UPVC double glazing and has the added attraction of a large UPVC double glazed conservatory with views over the beautiful landscaped rear garden with a south westerly facing aspect. The property is well located for local shops, schools and public transport, has easy access to Widney Manor railway station, the M42 motorway and Birmingham International airport and railway station. The accommodation briefly comprises of:- enclosed porch, attractive lounge, dining room, kitchen, large UPVC double glazed conservatory, guest cloakroom, three good sized bedrooms, en suite shower room, family bathroom, single garage and superb landscaped south westerly facing rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway with raised borders.

CANOPY PORCH

With UPVC double glazed front door giving access through to:-

ENTRANCE HALL

With further door leading to:-

ATTRACTIVE LOUNGE

17' 9" x 10' 7" (5.43m x 3.23m) (max) Having a feature brick fireplace with a polished timber mantle, tiled hearth incorporating an electric coal effect fire, TV point, three wall light points, double central heating radiator, central heating thermostat, UPVC double glazed bay window, access into the inner hall, power points and further door leading to:-



DINING ROOM

10' 7" x 8' 6" (3.24m x 2.61m) UPVC double glazed sliding patio doors leading into the conservatory, dado rail, double central heating radiator, two wall light points and power points.

KITCHEN

8' 6" x 8' 3" (2.61m x 2.54m) Having an inset one and a half bowl sink unit with side drainer, cupboards and drawers beneath, a range of base and wall cupboards, built in four ring gas hob with oven beneath and extractor hood over, further space for a washing machine, fridge or freezer, complementary wall tiles, power points, UPVC double glazed window and ceramic tiled floor.

LARGE CONSERVATORY

11' 6" x 11' 0" (3.51m x 3.37m) UPVC double glazed with a polycarbonated roof, ceramic tiled floor, double opening French doors leading out to the rear garden and wall light point.

INNER HALL

With staircase to the first floor, access into the garage and further door leading to:-

GUEST CLOAKROOM

With low flush wc and wall mounted wash hand basin with tiled splashback.

FIRST FLOOR

Approached via the staircase from the inner hall.

LANDING

With hatch to the roof void, airing cupboard and leading to:-

BEDROOM ONE (REAR)

10' 10" x 10' 8" (3.32m x 3.27m) (max) UPVC double glazed window, central heating radiator, built in wardrobes with mirrored sliding doors, power points and leading to:-

EN SUITE SHOWER ROOM

Being part tiled, having a single shower tray with shower over, shower rail, pedestal wash basin, low flush wc, central heating radiator and UPVC obscure glazed window.

BEDROOM TWO (REAR)

10' 11" x 10' 8" (3.33m x 3.26m) UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE (FRONT)

8' 8" x 8' 2" (2.65m x 2.51m) UPVC double glazed window, central heating radiator and power points.

FAMILY BATHROOM

Being part tiled comprising of a soft peach coloured suite, panelled bath, pedestal wash basin, low flush wc and UPVC obscure glazed window.

OUTSIDE

SINGLE GARAGE

With up and over door to the front.

SOUTH WESTERLY FACING REAR GARDEN

The property enjoys a superb landscaped rear garden which must be seen to be appreciated, being very private, having shaped lawn, flower borders, shrubs, evergreens, mature trees, two patio areas, tradesman entrance to the side and hose tap.

TENURE

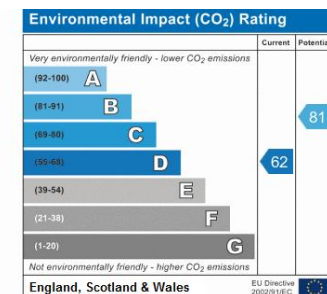
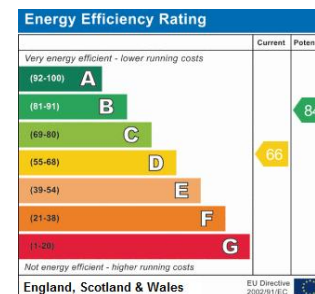
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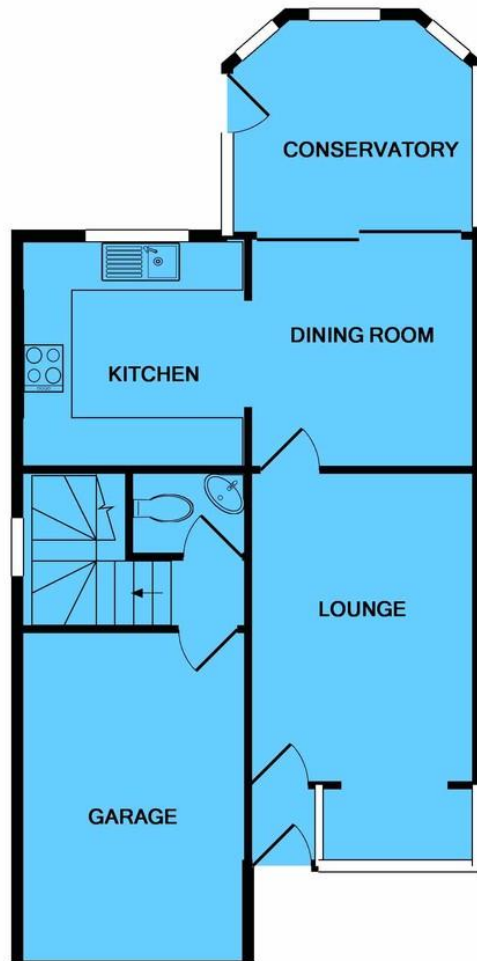
VIEWING

Via Xact in Solihull on 0121 712 6222.

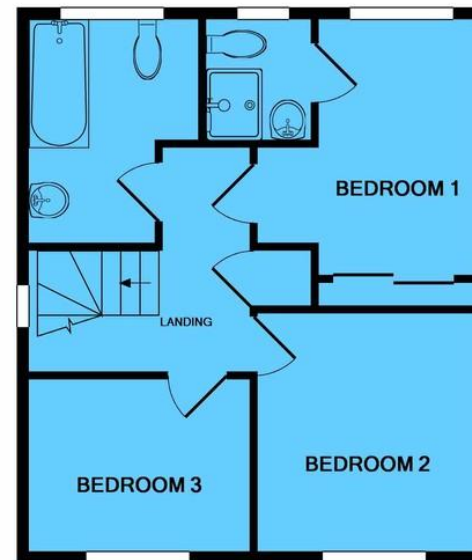
COUNCIL TAX

Council Tax Band E





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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