



7 Westhill Close, Solihull B92 7DD

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£250,000

## Key Features

Entrance Porch  
 Reception Hall  
 Guest Cloakroom  
 Lounge  
 Fitted Dining Kitchen  
 Three Bedrooms  
 Family Bathroom  
 Separate WC  
 Gas Central Heating  
 Double Glazing  
 Garage En-Bloc  
 Rear Garden

7 Westhill Close is a well presented, modern style, three bedroomed, end townhouse residence, conveniently situated in a quiet cul-de-sac location within this highly regarded residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

We have lived in our house for 40 years. Our daughter was born here, grew up here and we've all made life-long friends with the neighbours here.

We've really enjoyed our time in the house and it is in an ideal location for Olton station, local shops, the centre of Solihull and the bus route. If you need the comfort of feeling safe here, the neighbours always seem to look out for each other, keeping their eye on the house when we go away. Not in a "curtain twitching" type of way but in a way that cares as and when you need it.

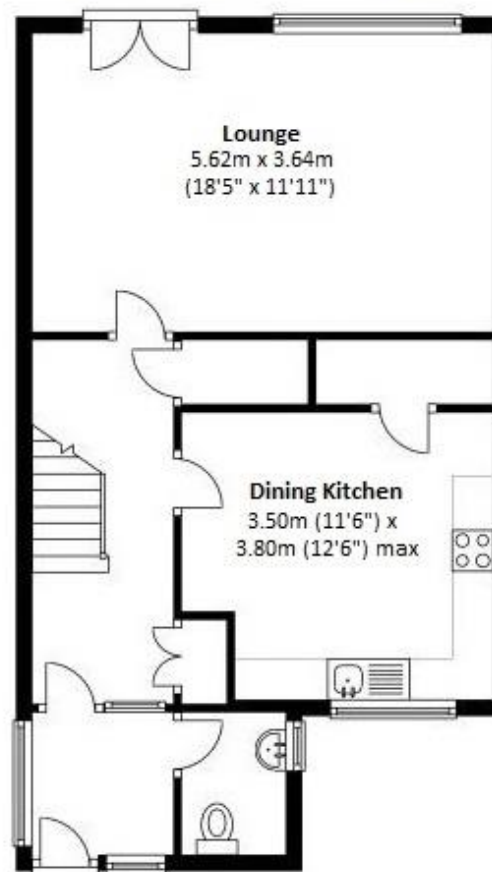
We will be very sad to leave our home here but we know that whoever buys the house will be very happy.

## Local Authority

Solihull Metropolitan Borough Council

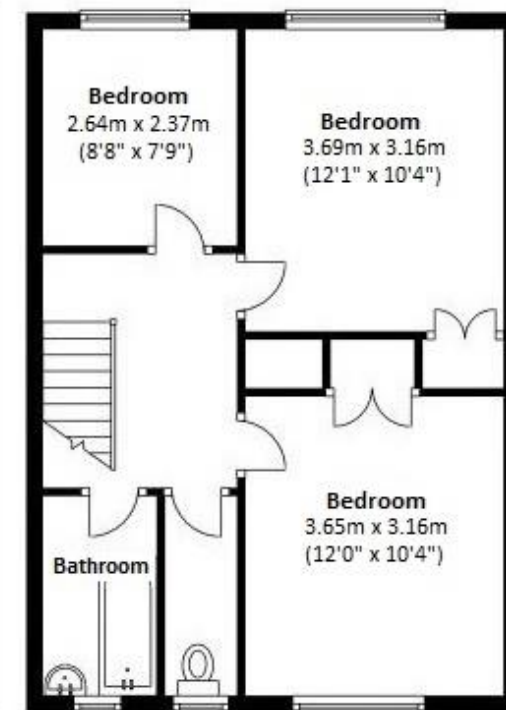
### Ground Floor

Approx. 51.4 sq. metres (553.7 sq. feet)



### First Floor

Approx 45.6 sq. metres (491.0 sq. feet)



## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Total Area: approx 97.0 sq. metres (1044.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Energy Efficiency Rating

