



28 Bourton Road, Solihull B92 8AY

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

£370,000

## Key Features

Entrance Porch / Reception Hall  
Guest Cloakroom / Dining Room  
Extended Lounge

Superb Extended Fitted Dining Kitchen  
Utility Area / Split Level First Floor Landing  
Four Bedrooms / Re-Fitted En-Suite Shower  
Room / Re-Fitted Family Bathroom  
Gas Central Heating with Underfloor Heating to  
Reception Hall, Guest Cloakroom and  
Dining Kitchen / Double Glazing / Integral  
Garage / Foregarden with Driveway Parking  
Delightful Established Rear Garden with  
Terrace Walled Patio  
No Chain

28 Bourton Road is a well presented, thoughtfully extended, traditional, four bedroomed, semi detached family home, which has been subjected to a complete refurbishment programme and offers contrasting contemporary living space with a traditional facade in this quiet highly sought after residential location.

## 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 chose this area because it is fantastic for us as a family of four with great schools and transport links. This character property has proportions somewhat larger than more recent house designs, which appealed to us, and it offered great potential to renovate to a modern family's lifestyle. This has been a project to contribute to the family as my wife has been the main income earner. As a cabinetmaker/AutoCAD draughtsman and also househusband, I have completed the internal work sympathetically with an eye for detail and to a high specification.

The addition of the aluminium bi-fold doors has created a superb entertaining space that flows between inside and outside. The garden is lovely for the children to play in, with wooden climbing frame and slides.

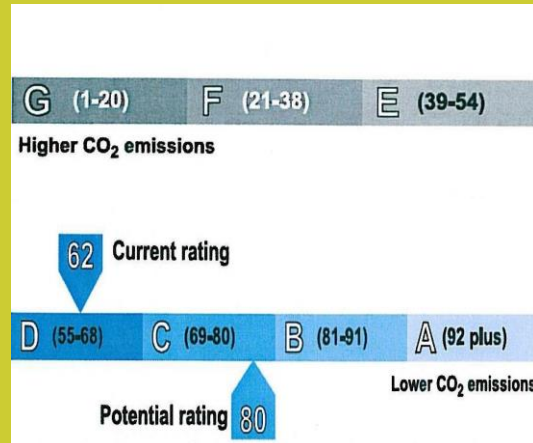
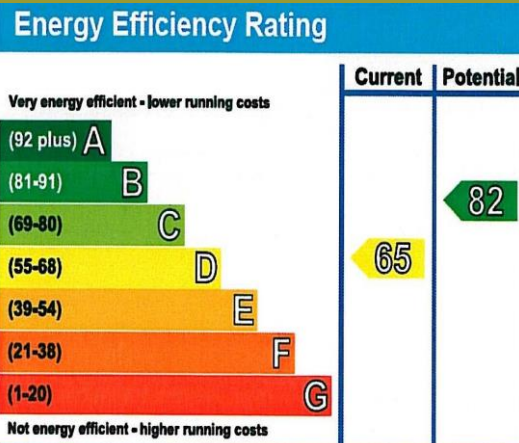
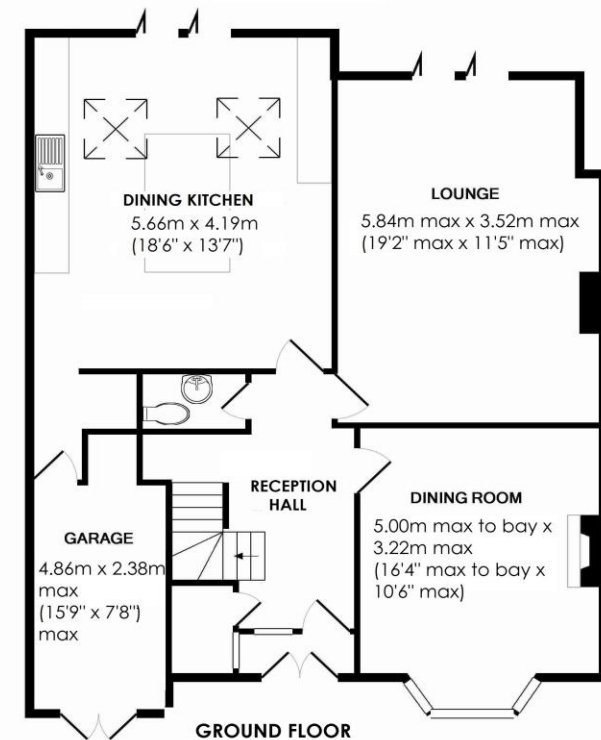
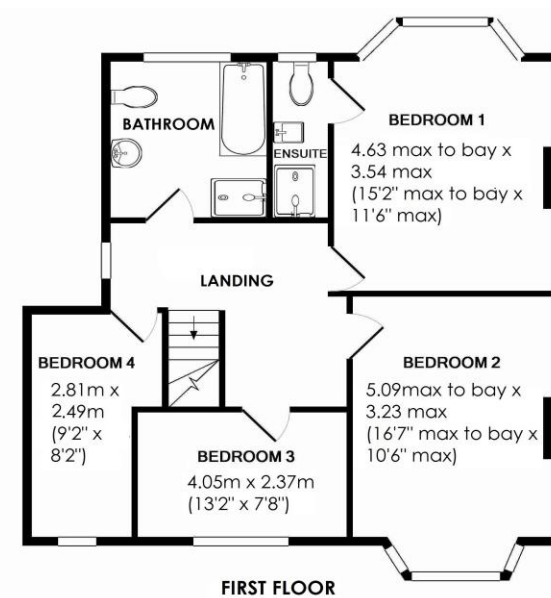
There are some great parks: Jubilee Park is short walk, Elmdon Park, which is beautiful, a few minutes' drive, and of course the parks in Central Solihull.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

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



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