



1 Winthorpe Drive, Solihull B91 3UW

www.simonburthomes.co.uk

£329,950

Key Features

Reception Hall / Guest Cloakroom
Lounge / Dining Room / Fitted Kitchen
Conservatory / Study / Utility
Four Bedrooms
Re-Fitted En-Suite / Re-Fitted Bathroom
Gas Central Heating / Double Glazing
Foregarden with Driveway Parking
Private Rear Garden

1 Winthorpe Drive is a well proportioned, modern style, executive, detached family home set on an excellent corner plot in this popular and highly sought after residential area.

Tenure

We have been advised that the property is LEASEHOLD with 84 years unexpired. The property is subject to an annual ground rent of £158.00. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We have really enjoyed living here in Hillfield for the last eight years. The neighbours, people and schools are all lovely; and the whole area is very safe and friendly. For the children there are so many parks within a 5 minute drive, including Tudor Grange, Malvern and Brueton, Hillfield and Shirley Park. You can also walk to Solihull town centre within 15 minutes and the local pubs, The Fieldhouse and The Farm are just divine! We will really miss the area and the many friends we have here.

Local Schools

Monkspath Junior and Infant School
St Augustine's Catholic Primary School
St Alphege Church of England Nursery and Infant School
Saint Martin's School
The Sixth Form College, Solihull
Solihull College

Local Authority

Solihull Metropolitan Borough Council

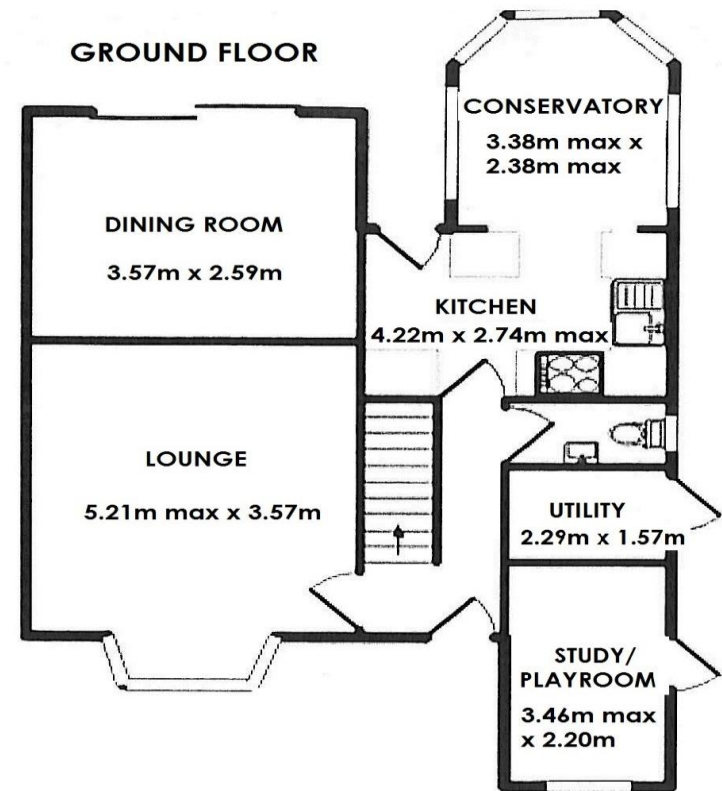
Viewing Arrangements

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

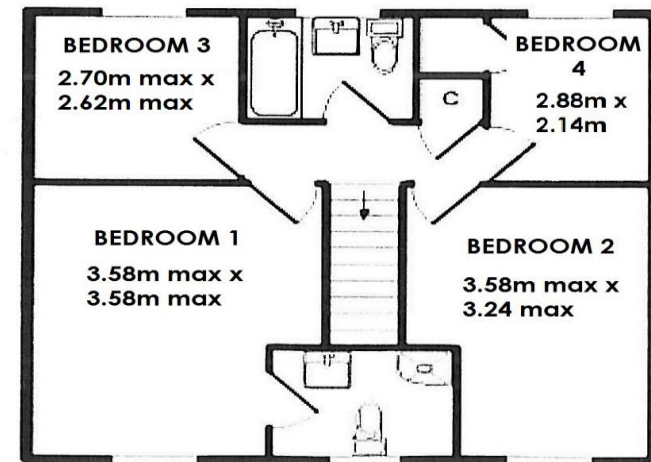
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	55	68
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	49	63
(21 to 38)	F		
(1 to 20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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.



