



Bronze View Westwood Heath CV4 8HR

for sale
£725,000



Property Description

A beautifully presented and spacious four bedroom detached family home on a secluded cul-de-sac in the ever-popular Westward Heath. Boasting one of the larger corner plots of other local properties, this home offers plenty of space for families, professionals or anyone looking to benefit from the fantastic space on offer. With a new kitchen, ensuite and immaculately presented and maintained throughout, this is a truly turn-key property that really needs to be viewed to be appreciated. Briefly comprising, guest cloakroom, lounge, dining room, kitchen/diner, utility, conservatory, four bedrooms with ensuite to master and family bathroom, in addition, there is a driveway providing off road parking and private rear garden.

Approach

Front door leads through to:

Entrance Hallway

Staircase rising to the first floor and understairs storage cupboard.

Guest Cloakroom

Fitted with low level WC, wash hand basin and heated towel rail.

Lounge

Window to the front and patio doors leading to garden and conservatory.

Dining Room

Window overlooking the front of the property, complete with fitted blinds.

Kitchen Diner

Fitted with a range of base and wall mounted units with complementary Quartz work surfaces, stainless steel sink with mixer tap, appliances to include, electric oven and grill with induction hob and cooker hood above, integrated dishwasher, integrated fridge freezer, window to the side, patio doors overlooking and leading to garden and door through to:

Utility

Fitted with a range of base units with Quartz work surfaces, stainless steel sink with mixer tap, space and plumbing for automatic washing machine and tumble dryer, central heating boiler and door leading to the side.

Conservatory

Constructed of UPVC and brick, doors leading to the front and rear.

First Floor Landing

Staircase rising from the hallway, airing cupboard housing hot water tank, loft hatch giving access to roof space.

Master Bedroom

Built-in wardrobes providing hanging and shelving space, window to the front and door through to:

Ensuite

Fitted with a white suite comprising of low level WC, wash hand basin fitted into vanity unit, shower cubicle, extractor fan, heated towel rail and obscure glazed window to the front.

Bedroom Two

Built-in wardrobes providing hanging and shelving space, window to the front.

Bedroom Three

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Four

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Family Bathroom

Fitted with a white suite comprising of low level WC, wash hand basin, bath with mixer tap and shower head, extractor fan and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there is a driveway providing off road parking and giving access to detached double garage and gated side access.

Rear Garden

Wrap around garden with mature trees shrubs and borders offering a privacy screen, patio area and gated side access.

Detached Garage

Two manual up and over doors, light and power.

Buyer Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





To view this property please contact Atkinson Stilgoe on

T 01676 535234
E info@atkinsonstilgoe.co.uk

150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: C Council Tax
 Band: G

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/BAL107035



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.atkinsonstilgoe.com | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAL107035 - 0002