



DRAFT COPY

Please confirm that your draft particulars are accurate

36 Willow Road, Solihull B91 1UE

www.simonburthomes.co.uk

£360,000

Key Features

Entrance Porch / Reception Hall
Lounge / Dining Room
Garden Room

Extended Fully Fitted Breakfast Kitchen
Lobby/Utility Area / Guest Shower Room
Three Double Bedrooms
Re-Fitted Bathroom

Gas Central Heating / Double Glazing
Foregarden with Driveway Parking
Integral Garage
Established Rear Garden
No Upward Chain

36 Willow Road is an attractive, thoughtfully and substantially extended, traditional, three double bed roomed, semi detached family home, enjoying an enviable situation in this quiet highly regarded 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

What can I say except that this is a reluctant sale, but for my family it is time for a change.

We have lived here for 12 years and have loved this beautiful home from the moment we moved in.

It has evolved over time and has had additions and changes in layout - transforming it into the amazing family friendly space it is now. The open layout of the kitchen works so well for entertaining and spending time as a family. But we have still retained the more grown up living room to have a relaxing space in the evenings, once the children have retired to bed.

Willow Road is a lovely quiet road with extremely friendly neighbours, whom I have grown so fond of over the years. I have known them all for so long because simply, nobody ever moves from Willow Road... it's such a lovely place to live.

Floor Plan

Coming Soon

Viewing Arrangements

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

To Follow

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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.



