

# Horton & Senate



19 Friary Avenue, Solihull, B90 4SZ

£499,950

- Situated In A Quiet Cul De Sac
- Newly Refurbished & Modernised Throughout With Quality Carpets & Flooring
- Generous Corner Plot
- Updated Roof With Dry Ridging, New Soffits & Facias
- New Combi Boiler & Smart Control Heating System
- Three Double Bedrooms
- Brand New Kitchen With Integrated Appliances Including Fridge/Freezer, Dishwasher & Washing Machine
- Single Garage With Up & Over Electric Door
- Two Receptions
- Downstairs WC

179 Stratford Road, Shirley, West Midlands, B90 3AU  
0121 663 0099

Shirley@hortonsenate.co.uk  
<https://www.hortonsenate.com/>

# 19 Friary Avenue, Solihull B90 4SZ

\*\*\* Sold with no upward chain \*\*\*

An immaculate and impressive home situated in a quiet cul-de-sac location on the popular Monkspath estate with excellent school catchments. This corner plot, detached three bedroom family home has been tastefully modernised and refurbished to a high standard throughout and must be viewed to be appreciated. Mature gardens to the front and rear. Don't miss out on the chance to make this delightful property your new home.

3

1

2

D

Council Tax Band: E





## Description

### Approach

Via block paved driveway with access to the garage via an electric door, and access to the property via the front porch. Side access to the rear garden.

### Ground floor

#### Hallway

Doors to all ground floor rooms, stairs to the first floor. Double glazed window to the side elevation. Central heating radiator. Storage cupboard under the stairs.

#### WC

WC and wash basin. Double glazed window to the front elevation.

#### Single garage

With an electric up and over door.

#### Reception

Central heating radiator, sliding doors to the rear garden, a feature fireplace.

#### Reception two

Double glazed window to the rear elevation, a central heating radiator.

#### Kitchen

A range of wall and floor based units with surface over. Integrated appliances including fridge freezer, oven and gas hob, extractor fan, dishwasher and washing machine. A double glazed window to the front elevation. UPVC door to the rear garden.

#### Rear garden

Patio area leading to lawn with mature bushes to borders.

### First floor

#### Landing

Doors to all first floor rooms, access to loft, double glazed window to the front elevation. Airing cupboard with shelving and storage.

### Bathroom

Fully tiled walls and ceiling, a walk in shower, freestanding roll top bath, double glazed window to the front and side elevation. WC and wash basin with storage under. Heated towel rail.

### Bedroom

Double bedroom with a double glazed window to the rear elevation, a central heating radiator and built in storage space.

### Bedroom

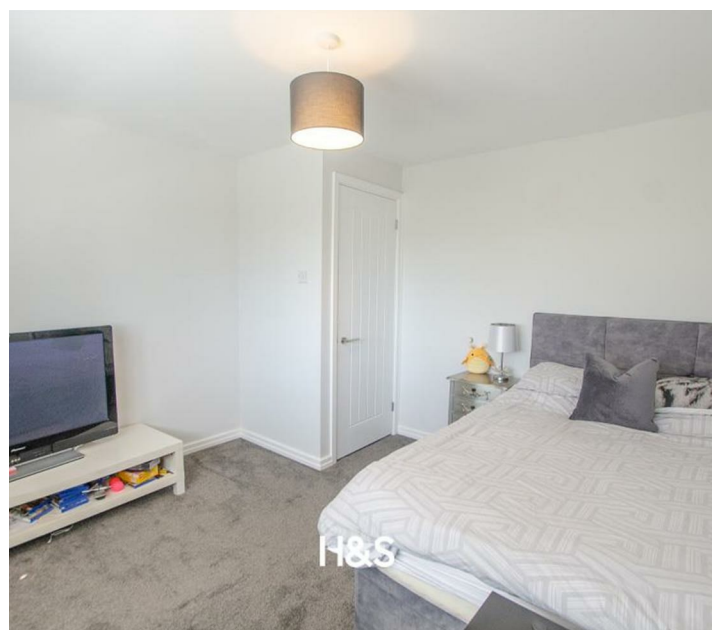
Double bedroom with a double glazed window to the rear elevation and a central heating radiator.

### Bedroom

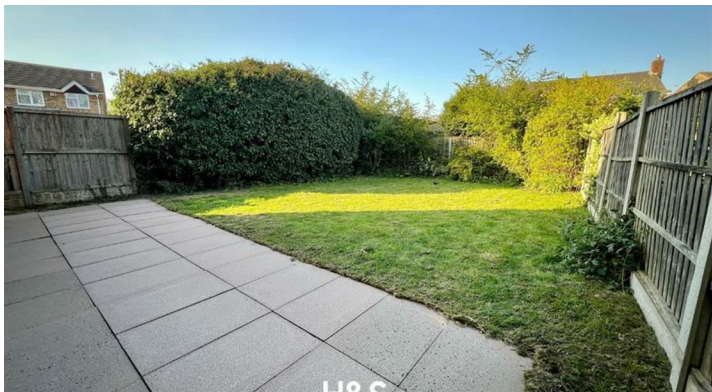
Double bedroom with a double glazed window to the front elevation and a central heating radiator.

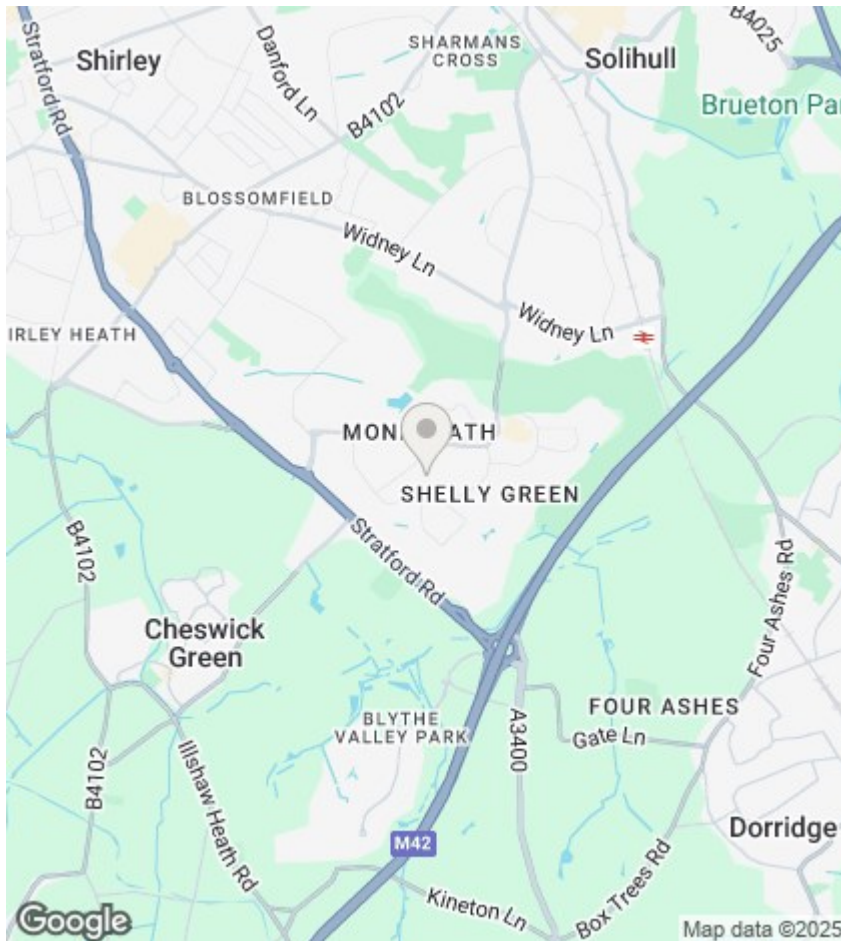
## Location

The centres of Solihull and Shirley, which offer a comprehensive range of shops, commercial and recreational and social amenities, plus first class primary and secondary schools are just a few minutes drive away and there is a junction on the Stratford Road between Monkspath and Hockley Heath on to the M42 motorway providing fast links to the M1, M5, M6 and M40 motorways, as well as Birmingham International Airport and Railway Station and the National Exhibition Centre.









## Directions

## Viewings

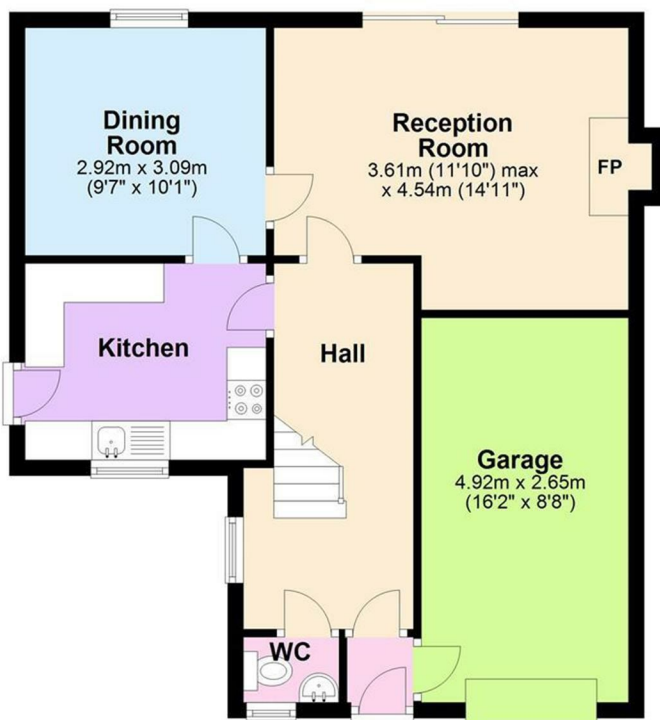
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

