

Horton & Senate



30 Stonebow Avenue, Solihull, B91 3UP

£214,950

- First Floor Duplex Apartment
- Off Road Parking
- Council Tax Band C
- Walking Distance To Train Station
- One Double Bedroom
- Garage in Separate Block
- EPC Rating D
- Downstairs Shower room
- En-suite Shower Room
- No Chain

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Horton & Senate are pleased to offer this one double bedroom first luxury duplex apartment in a listed detached property with garage in separate block and off road parking. Located close to local amenities and with Widney Manor train station and M42 motorway link close by. Benefiting from gas central heating and comprising of secure communal entrance to front and rear, entrance hallway with fitted storage, refitted kitchen with appliances, downstairs refitted shower room, lounge/diner with feature fireplace and staircase to first floor, double bedroom with fitted wardrobes and en-suite bathroom. There is also a communal garden with a garage en bloc.

1

2

1

D

Council Tax Band: C



Entrance Hall

Doors to the kitchen, lounge, shower room and storage cupboard.

Kitchen

A modern kitchen with a range of wall and floor base units, appliances to include a rangemaster cooker, washing machine, fridge freezer and dishwasher. There is tiling to splash prone areas and a window.

Shower Room

The suite comprises of an enclosed shower cubicle, wc and sink

Lounge

Benefiting from a large window allowing in plenty of natural light, a feature fireplace, stairs to the first floor and a storage cupboard.

First Floor

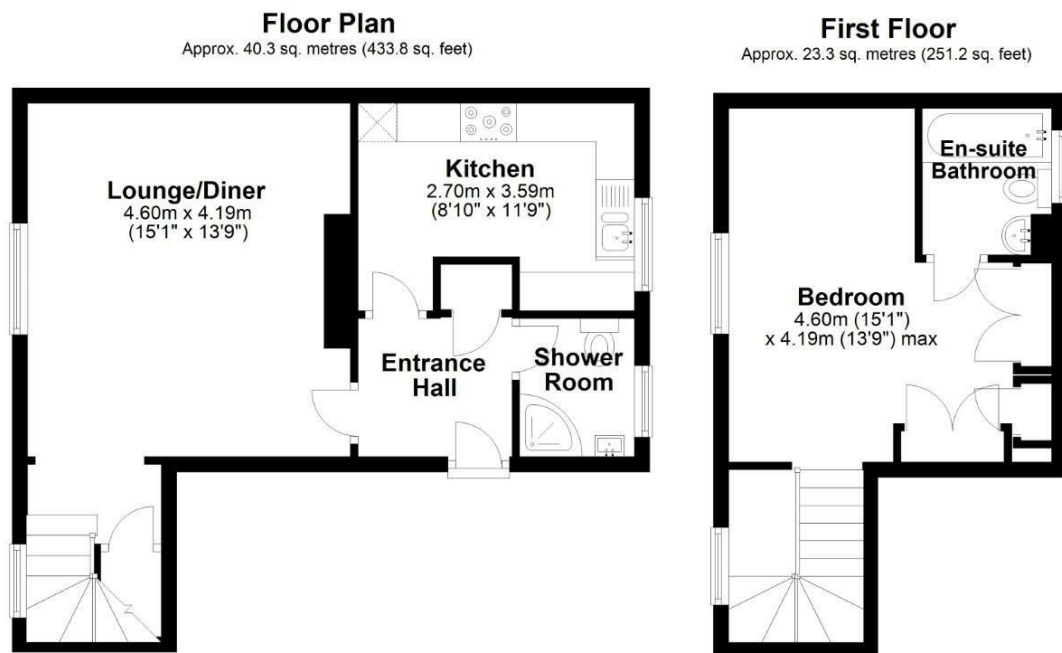
Bedroom

A double bedroom with a range of bespoke built in wardrobes a window and a door to the ensuite

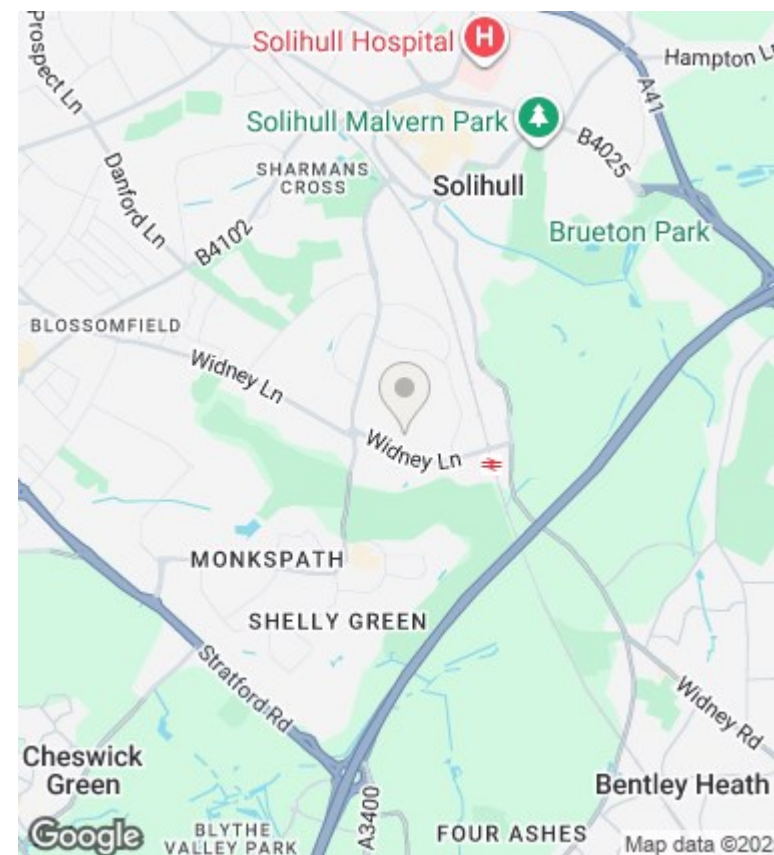
Ensuite

The suite comprises of a bath with shower over, sink, wc and a window. There is tiling to splash prone areas and a radiator.





Total area: approx. 63.6 sq. metres (685.0 sq. feet)
This floor plan is not to scale and is for illustration/marketing purposes of Senate Property Services Ltd.
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		