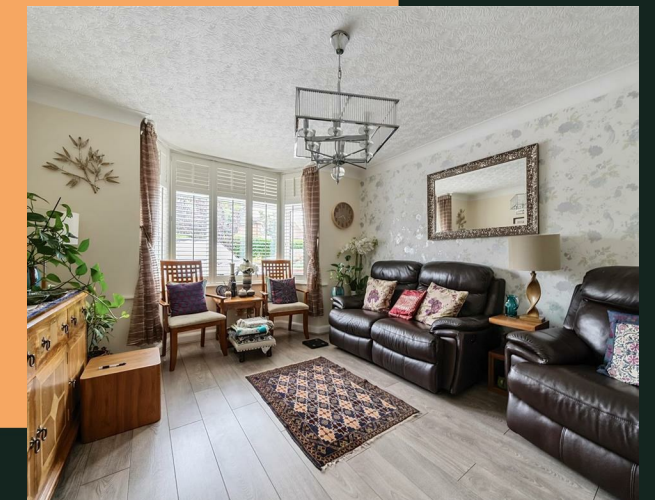


Buryfield Road, B91

PROPERTY ADDRESS
159 Buryfield Road
Solihull
B91 2BB

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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- Five bedrooms, two bathrooms and W/C
- Sought-after Buryfield Road location
- Opportunity to re-model ground floor subject to necessary consents
- Large landscaped rear

The property briefly comprises

Entrance hall and porch - welcoming entrance hall with access to guest bedroom. The property also benefits from side access leads into kitchen and W/C

W/C

Reception room one (4.24 x 3.66) - good size reception room to the front of the property with feature bay window and grey oak effect flooring

Reception room two (4.97 x 3.66) - large reception room to the rear of the property with french doors leading out on the garden, brick fire place and grey oak effect flooring

Dining room (3.73 x 2.41) - further access to the garden through french doors and tiled flooring

Kitchen (4.88 x 2.31) - modern galley style kitchen with generous amount of units, tiled flooring and splash back. Integrated appliances include oven and cooker and extractor

Guest bedroom (3.25 x 2.39) - good size guest bedroom with grey oak effect flooring and en-suite which includes white three piece suite with walk in shower and tiled throughout

Bedroom one (4.98 x 3.63) - large master bedroom with integrated wardrobes and carpeted floor

Bedroom two (3.73 x 3.56) - good size double bedroom with storage cupboard and carpeted floors

Bedroom three (4.29 x 3.63) - double bedroom with bay window and integrated wardrobes and carpeted floor

Bedroom four (2.44 x 2.11) - Single bedroom ideal for a home office



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Bathroom - large family bathroom tiled throughout with walk in shower, deep freestanding bath and modern toilet and basin

External - to the front of the property is a block paved driveway with parking for multiple cars. The large rear garden includes patio section ideal for entertaining and a generous lawn with well maintained plans and shrubs

Council tax band - F