

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and should not be relied upon and potential buyers are advised to recheck the measurements.

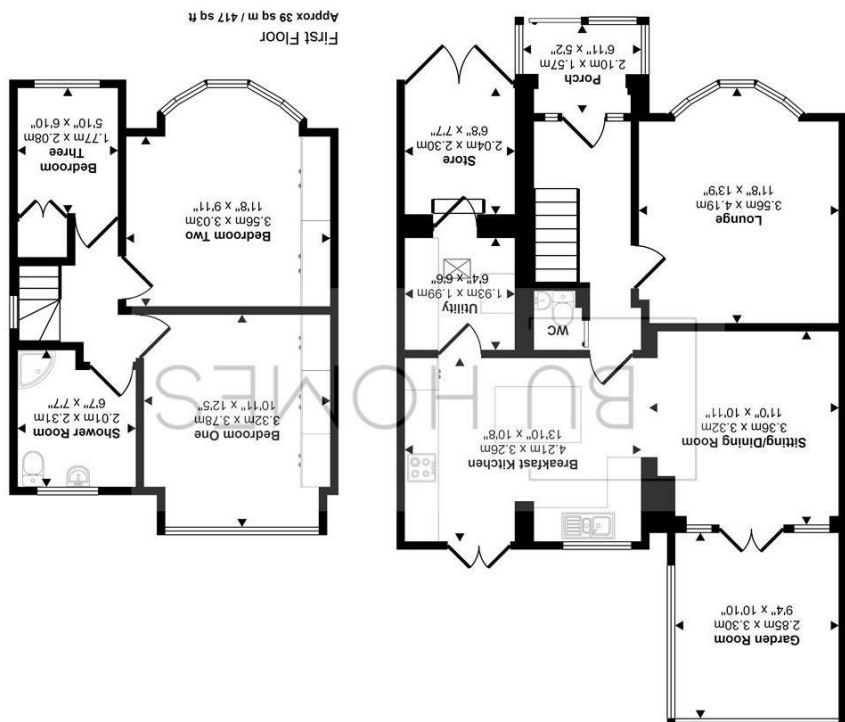
Energy Efficiency Rating	
Current	Possible
64	87
Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
EU Directive 2002/91/EC	
England & Wales	

Council Tax Band D

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CONISTON AVENUE, SOLIHULL, B92 7NS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Happy 360.

BU HOMES

Asking price
£375,000

**CONISTON AVENUE,
SOLIHULL, B92 7NS**

- Refurbished Semi-Detached Property
- Enclosed Porch & Guests WC
- Extended Breakfast Kitchen
- Three Bedrooms & Shower Room
- Landscaped Rear Garden
- Popular & Convenient Location
- Three Reception Rooms
- Separate Utility & Storage Area
- Off-Road Parking
- Timber Workshop & Tool Shed



CONISTON AVENUE, SOLIHULL, B92 7NS



A superbly presented semi-detached family home situated in a popular and convenient residential location.

The extended and tastefully refurbished accommodation includes an enclosed porch and a hallway with a guests WC, a front lounge, a pleasant garden room and a versatile sitting/dining room with an open plan aspect to a modern breakfast kitchen; plus a part-converted garage comprising a utility room and a useful storage area. Off the first floor landing there are three bedrooms and a refitted shower room.

Outside, there is off-road parking to the fore and a landscaped garden behind briefly comprising an elevated patio with steps down to an expansive lawn, planted borders and a pathway leading to a sun terrace and a large timber workshop beyond.

The property is located three miles from Solihull Town Centre whilst the nearby A45 Coventry Road provides easy access to Birmingham International Airport, Resorts World, Birmingham City Centre and the Midlands motorway network.

