



TOM COOPER POWERED BY exp TM UK

@ tom.cooper@exp.uk.com

tomcooper.exp.uk.com

07456 534 687

Buryfield Road, Solihull

Offers Over £550,000

3 1 2



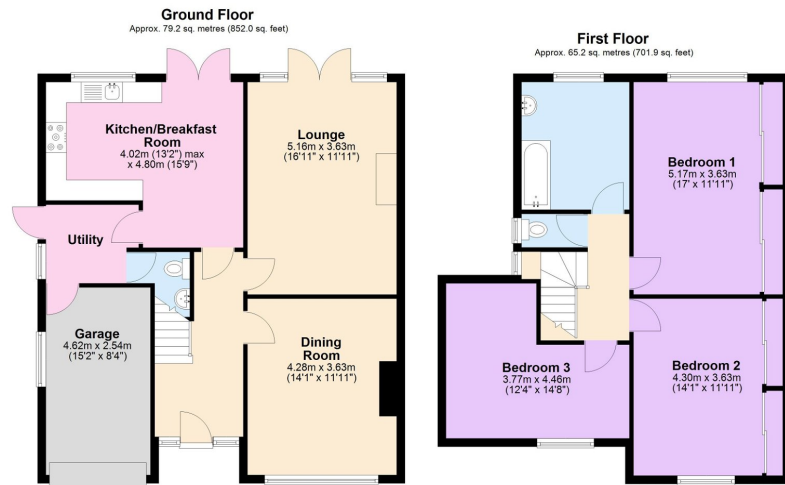
Nestled within the sought-after Solihull area, this impressive three-bedroom Semi Detached property offers a harmonious blend of modern living and classic charm. Showcasing a welcoming kerb appeal with its corner plot positioning, this 1930's build residence boasts ample outdoor space, comprising an integral garage and a generously-sized driveway that provides convenient parking solutions for multiple vehicles.

As you step inside, the home unfolds to reveal a well-appointed layout that is sure to cater to the demands of contemporary living. The ground floor features two reception rooms, providing versatile spaces for both formal entertaining and relaxed family gatherings. The modern kitchen/breakfast room is a culinary haven, offering the perfect setting for preparing meals while sharing quality time with loved ones.

Ascend the staircase to the first floor, where three double bedrooms await. The master bedroom exudes elegance with its fitted wardrobes, offering ample storage solutions to keep personal belongings organised. Completing this level is a contemporary bathroom, designed to deliver a relaxing ambience for unwinding after a long day. Further enhancing the practicality of this residence are a utility room and a guest downstairs toilet, both of which contribute to the seamless flow of every-day routines.

An added bonus is the proximity to Greswolde and Lode Heath school catchment areas, ensuring families with school-age children have access to reputable educational facilities. This property epitomises the essence of comfortable living, combining modern conveniences with timeless elements that capture the essence of classic architecture. The location provides a tranquil retreat from the bustling Town, while also offering quick access to essential amenities such as shops, restaurants, and transport links.





Total area: approx. 144.4 sq. metres (1553.9 sq. feet)

- Property Ref: TC0228
- Three double bedrooms
- Integral side garage and driveway
- Corner plot
- Modern kitchen and bathroom
- Two reception rooms
- EPC rating - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29