



Burlish Avenue, Solihull B92 8BF

welcome to

Burlish Avenue, Solihull

**** FOUR BEDROOMS ** NO UPWARD CHAIN ** EN-SUITE ** GARAGE ** EXCELLENT LOCATION ** TWO RECEPTION ROOMS ** CONSERVATORY **
NEAR TO TRAIN STATION ****

Agent Note

The Council Tax Band is C.

Entrance Hall

Ceiling light point, radiator.

Cloakroom/Wc

5' 2" x 3' (1.57m x 0.91m)

Double glazed window front, ceiling light point, w/c, sink, radiator.

Lounge

16' 7" x 11' 7" (5.05m x 3.53m)

Double glazed window to front, fireplace, ceiling light point, radiator.

Dining Room

12' 4" x 9' 2" (3.76m x 2.79m)

Double glazed sliding door to conservatory, ceiling light point, radiator.

Kitchen

13' 10" x 8' 7" (4.22m x 2.62m)

Integrated gas hob, microwave, dishwasher, cupboards floor and wall, sink, ceiling light point, double glazed window to conservatory, double glazed door to conservatory, storage cupboard, radiator.

Conservatory

19' 1" x 8' (5.82m x 2.44m)

Double glazed window and french doors to rear, ceiling light point, two radiators.

Landing

Double glazed window to side, cupboard with hot water tank, loft access, ceiling light point.

Bedroom One

11' 2" x 11' (3.40m x 3.35m)

Double glazed window to rear, built in wardrobes, ceiling light point, radiator.

En Suite

7' 9" x 3' (2.36m x 0.91m)

Double glazed window to side, w/c, shower, spotlights, radiator.

Bedroom Two

10' 11" x 9' 9" (3.33m x 2.97m)

Double glazed window to rear, ceiling light point, radiator.

Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to front, built in cupboards, ceiling light point, radiator.

Bedroom Four

10' 11" x 7' 3" (3.33m x 2.21m)

Double glazed window to front, ceiling light point, radiator.

Bathroom

10' 3" x 8' 2" (3.12m x 2.49m)

Double glazed window to side, shower, spotlights, sink, w/c, radiator.

Front Garden

Lawn/driveway.

Rear Garden

Patio and lawn.

Garage

17' 9" x 8' 9" (5.41m x 2.67m)

Boiler, wooden door to rear, ceiling light point.





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- NO UPWARD CHAIN
- CONSERVATORY
- GARAGE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£415,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SLY111454 - 0007

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