



Witley Avenue, Solihull

Offers Over £699,950

- Semi Detached
- Two En-suites + Family Bathroom
- Recently Refurbished Throughout
- Utility Room
- Ground Floor WC And En-suite
- Four Double Bedrooms And Study
- Large Landscaped Gardens
- Tudor Grange Catchment
- Potential To Extend (stpp)
- Large Kitchen

A premium semi detached residence in the heart of Solihull B91. Just a few minutes walk from St Alphege Church and Solihull High Street.

Witley Avenue leads directly off Church Hill Road and into the town centre of Solihull. A most appealing location offering the benefit of close proximity to the town centre yet enjoying the privacy of a cul-de-sac location. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Travelling away from Solihull along Blossomfield Road one will join Marshall Lake Road where one will find Sears Retail Park. Marshall Lake Road joins the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green, and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location therefore for this semi detached property which occupies a large plot within the avenue. Sitting back from the road behind a well proportioned block paved driveway leading to front door that opens into

ENTRANCE PORCH

Accessed via UPVC glazed door leading to a fully glazed front door giving access into entrance hall.

ENTRANCE HALL



A bright reception allowing access into living room, dining room WC cloakroom, kitchen, Utility, first floor and the fourth bedroom with en-suite. With central ceiling light and wall mounted radiator. Having engineered oak flooring that runs throughout and follows on into kitchen and utility.

WC CLOAKROOM



Fitted with a toilet and wash basin with vanity unit and marble top. With central ceiling light and window to front elevation.

LIVING ROOM

16'10 x 11'06 (5.13m x 3.51m)



A bright living room that has been tastefully decorated with window and door to rear elevation overlooking gardens and opening onto patio area. With central ceiling light and wall mounted radiator.

DINING ROOM
11'06 x 8'08 (3.51m x 2.64m)



Access via and opening through from living room with large bay window to front elevation. Having central ceiling light and wall mounted radiator.

KITCHEN
16'03 x 12 (4.95m x 3.66m)



A beautifully fitted kitchen with a range of wall mounted and base units with complementary granite worktops. A range of quality fitted appliances including dishwasher, fridge freezer, gas double oven and hob with extractor, 1.5 bowl sink with mixer tap. Double aspect window to side and rear elevations with elevated views over the extending garden. With spotlighting throughout and a wall mounted radiator. Allowing access to utility.



UTILITY
10'07 x 4'08 (3.23m x 1.42m)



A fitted utility with base units with granite work surface and sink with mixer tap. With window to rear elevation and UPVC side door into garden and housing the Worcester Bosch combi boiler.

BEDROOM FOUR
13'03 x 8'01 (4.04m x 2.46m)



A well presented double room on the ground floor with en-suite. With window to side elevation, central ceiling light and wall mounted radiator. Accessed via an inner hallway with access to cloaks cupboard.

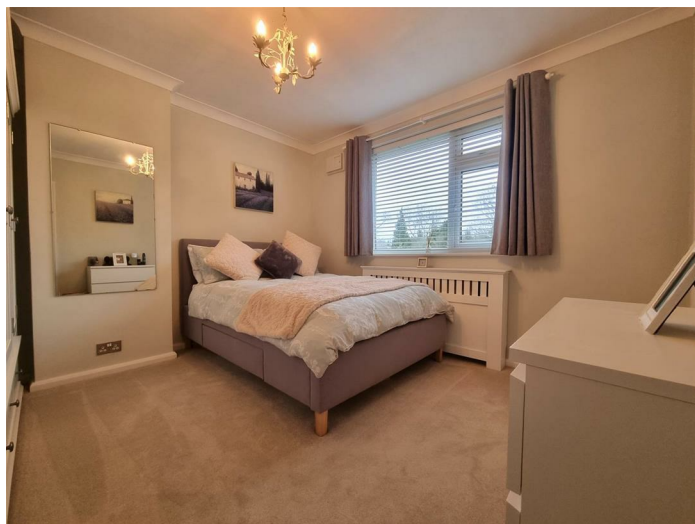
EN-SUITE SHOWER ROOM
9'05 x 4'06 (2.87m x 1.37m)

A beautifully fitted ground floor en-suite with wash basin toilet and walk in shower. With window to side elevation and wall mounted radiator.

LANDING

A large landing providing access to three double bedrooms, study and the family bathroom. With skylight and good sized floor space.

BEDROOM ONE
11'06 x 11 (3.51m x 3.35m)



A double room with en-suite shower room. A window to the rear elevation with central ceiling light and wall mounted radiator.

EN-SUITE
5'05 x 7'06 (1.65m x 2.29m)

En-suite shower room with window to side elevation. Fitted with a large walk in shower, toilet and wash basin housed in a vanity unit with marble top providing ample storage with wall mounted heated towel rail.

BEDROOM TWO
15 x 11'06 (4.57m x 3.51m)



A excellent sized double room with large bay window to front elevation. This would have been the traditional principle bedroom. With central ceiling light and wall mounted radiator.

BEDROOM THREE + STUDY
9'09 x 8'11 + 8'04 max x 13'05 (2.97m x 2.72m + 2.54m max x 4.09m)



Another double room with access into a further space ideal for office area or walk in wardrobe. The main double room has a window to the front elevation with central ceiling light and wall mounted radiator. With access and a small step down into the study/walk in wardrobe, with a small window to front elevation and central ceiling light. An ideal work space currently used as a study room and an extra wardrobe.



FAMILY BATHROOM

16'09 max x 6'06 (5.11m max x 1.98m)



A stunning family bathroom fitted with bath with shower screen, toilet and wash basin in vanity unit. With spot lighting, wall mounted radiator and a window to the rear elevation. There is also ample eaves storage accessed via half height doors.

OUTSIDE



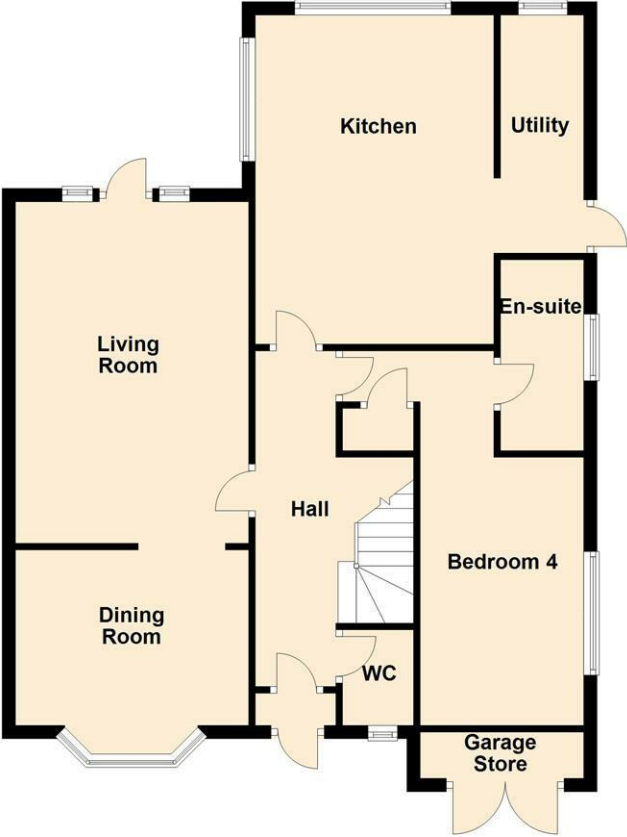
The property is approached by a sweeping block paved driveway allowing parking for numerous vehicles with a small lawned area and surround by shrubs and hedges. With side gate access through to the rear garden. The garden has been beautifully landscaped offering various zoned areas to include the patio, raised lawn garden with further seating area surrounded by mature shrubs and planting areas. Leading on to the shielded bottom of garden which is a large lawned area boarded by mature trees and shrubs with two large sheds.



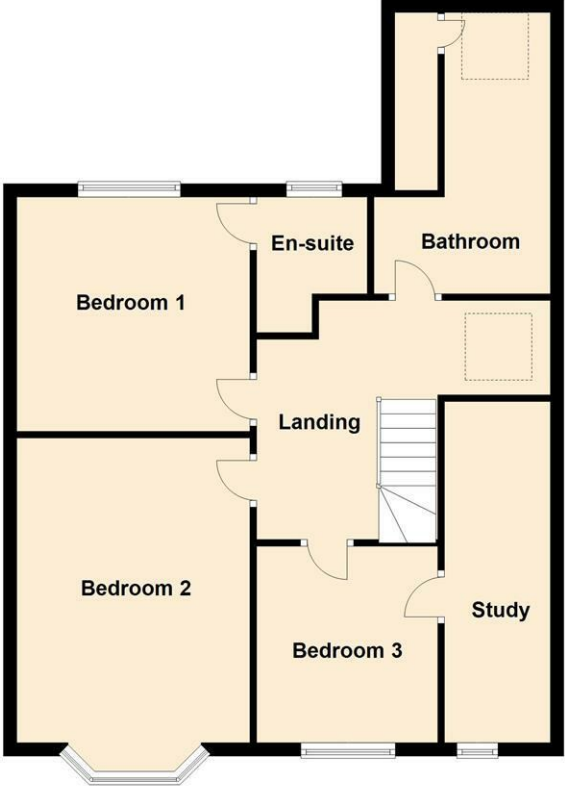
FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



First Floor

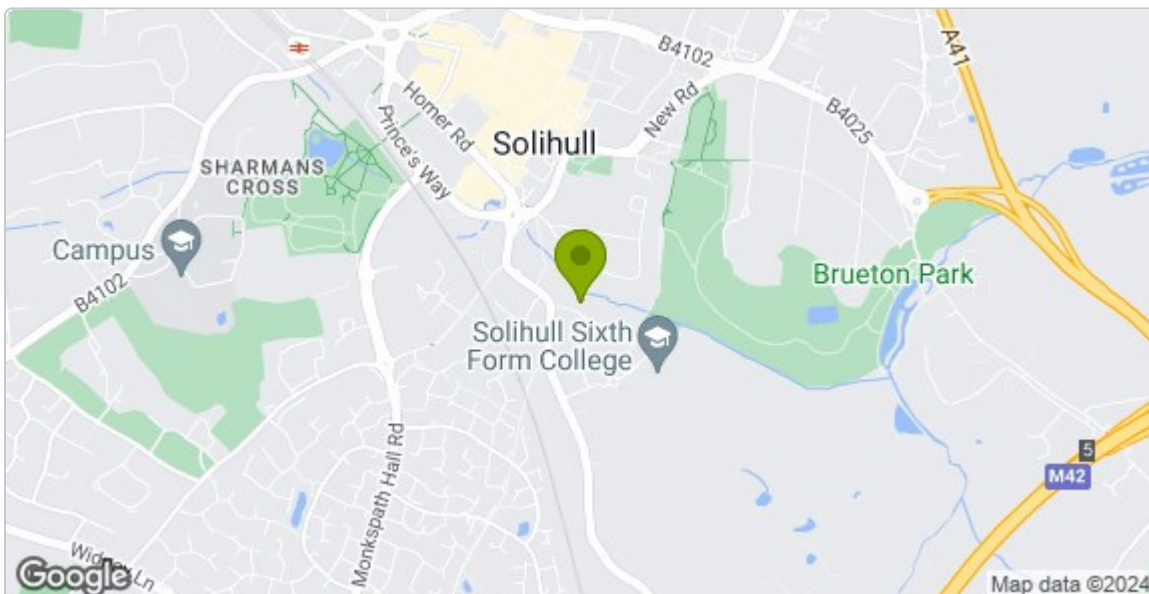


TENURE: We are advised that the property is Freehold.

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**15 Witley Avenue Solihull
Solihull B91 3JD**

Council Tax Band: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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