



Thurlston Avenue, Solihull

Asking Price £325,000

- SEMI DETACHED
- SINGLE GARAGE
- OFF ROAD PARKING
- PRIVATE GARDENS
- THREE BEDROOMS
- UTILITY
- TWO RECEPTION ROOM
- CENTRAL LOCATION

Thurlston Avenue leads just off Coverdale Road which in turn joins Lyndon Road close to the junction with the A45 Coventry Road along which regular bus services operate to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The other end of Lyndon Road joins Richmond Road which leads to the A41 Warwick Road where one will find Olton Railway Station offering services to Birmingham beyond. The A41 also gives access to the city centre of Birmingham, via Acocks Green, or in the opposite direction, passing the popular Dovehouse parade of shops to the town centre of Solihull which offers an excellent array of shopping facilities together with Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

This conveniently situated semi-detached house is set back from the road behind large driveway leading to the accommodation.

ENTRANCE PORCH

Accessed via glazed UPVC front door leading to inner door to entrance hall.

ENTRANCE HALL

A bright reception allowing access into the dining room living room and kitchen. With wall mounted radiator and ceiling light.

DINING ROOM

11'11" x 11'11" (3.656 x 3.647)



A great sized room with large bay window to front elevation. With gas fire place with wooden surround, wall mounted radiator, ceiling and wall mounted lighting.

LIVING ROOM

12'9" x 11'0" (3.895 x 3.357)



Another bright room with full height window and door to the rear elevation over looking and accessing the garden. With Wall mounted radiator and central ceiling light.

KITCHEN

10'8" x 7'3" (3.262 x 2.219)



A well fitted kitchen with a range of wall mounted and base units with work top over. Having integrated appliances including electric double oven and grill, electric hob and extractor. With a window to the rear elevation, side door into utility, wall mounted radiator and central ceiling light.

UTILITY

14'10" x 6'8" (4.539 x 2.043)

A great space allowing access to the WC, rear garden and garage. Currently housing the washing machine and tumble dryer with plenty of room for storage including wall mounted cupboards. With central strip lighting.

WC

Fitted with toilet and ceiling light.

GARAGE

A single garage partially converted to allow for the utility space. With roller style doors and with power and lighting.

BEDROOM ONE
12'7" x 10'0" (3.837 x 3.062)



A good sized double bedroom with large bay window to front elevation. With fitted wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
12'9" x 11'1" (3.898 x 3.395)

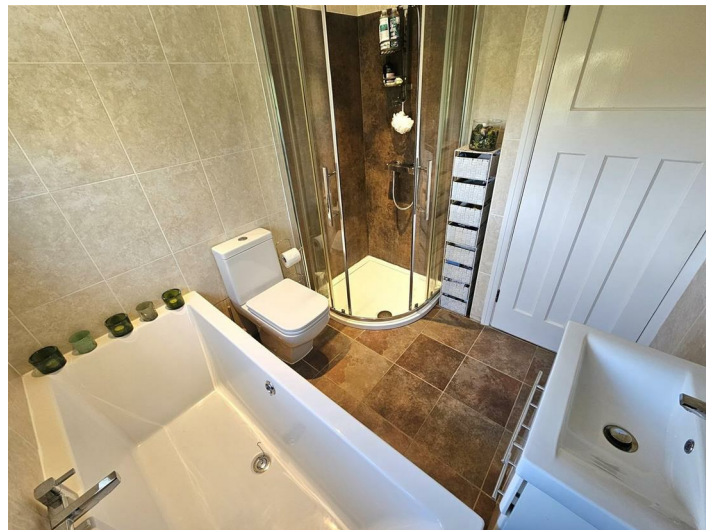


Another double room currently set up as a treatment room. With window to rear elevation, ceiling light and wall mounted radiator.

BEDROOM THREE
7'8" x 5'9" (2.35 x 1.774)

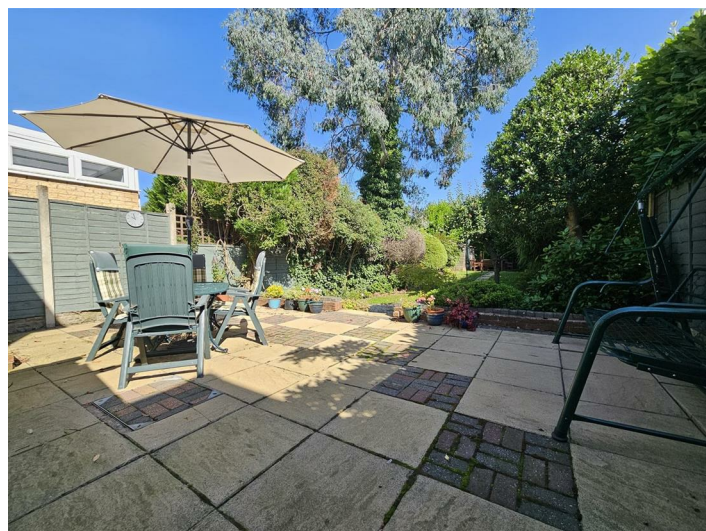
A single room with window to front elevation. Having ceiling light and wall mounted radiator.

BATHROOM
6'10" x 6'9" (2.09 x 2.071)



A four piece bathroom with separate walk in shower, bath, toilet and wash basin with vanity storage. Having a window to the rear elevation and ceiling light.

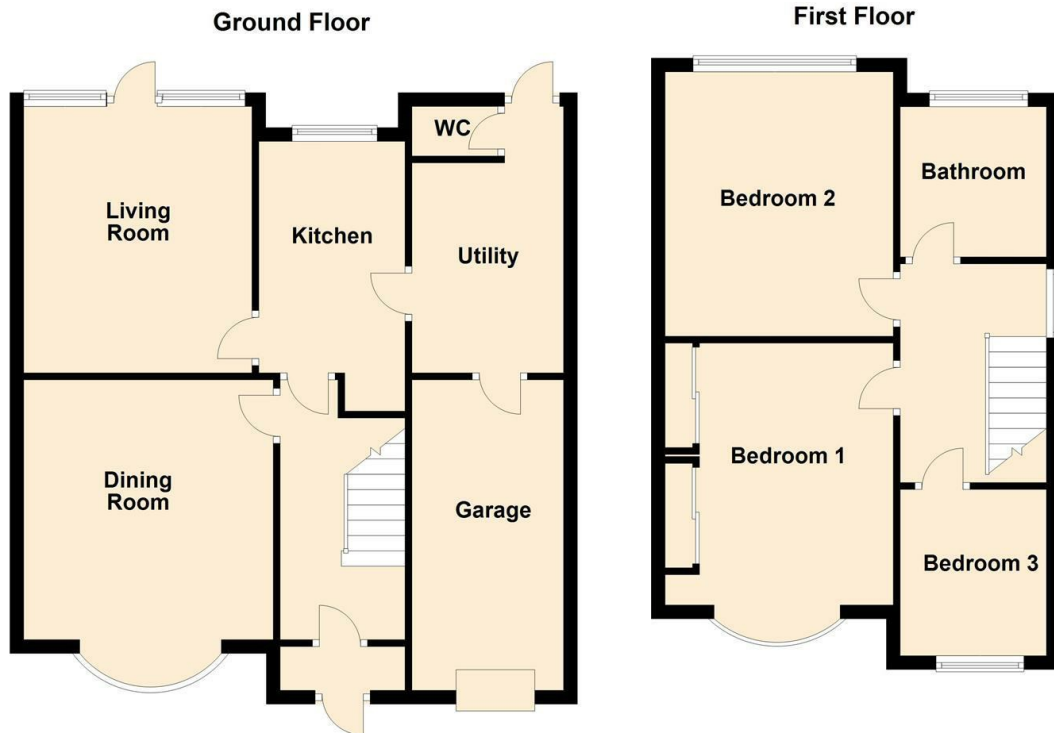
OUTSIDE



A large tarmac drive way allowing parking for numerous vehicles and bordered by half height panelled fencing. To the rear we have an attractive garden mainly laid to lawn with various seating areas. bordered by mature shrubs and plants offering a feel of tranquillity and allowing for great privacy.

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.



LOCATION

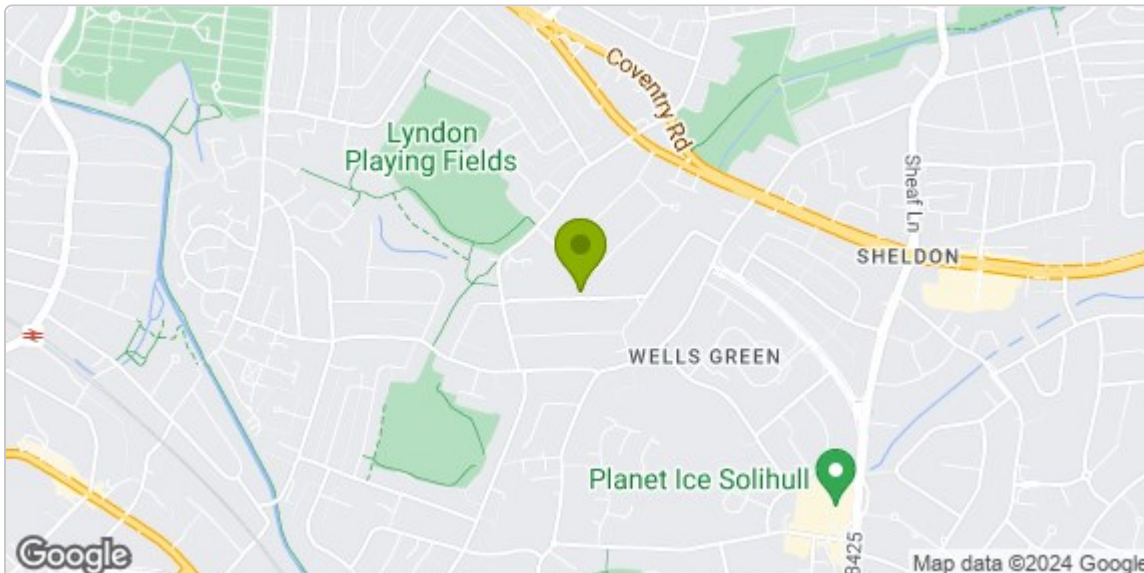
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the second set of traffic lights turn right into Richmond Road. At the second mini roundabout turn right into Lyndon Road. Continue along Lyndon Road, past the parade of shops, turn left into Coverdale Road and then second left into Thurlston Avenue.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
42 Thurlston Avenue Solihull
Solihull B92 7NY

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk