



# Brean Avenue, Solihull

**Asking Price £300,000**

- SEMI DETACHED
- EXTENDED
- GROUND FLOOR WC
- OFF ROAD PARKING
- THREE BEDROOMS
- OPEN PLAN KITCHEN LIVING ROOM
- PRIVATE GARDENS
- CHAIN FREE

Brean Avenue leads just off Gilbertstone Avenue and is within Metropolitan Borough of Solihull and under their authority. Gilbertstone Avenue in turn joins the A45 Coventry Road which provides access to the city centre of Birmingham or travelling in the opposite direction to junction 6 of the M42 motorway where one will find the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Marcot Road runs parallel to Brean Avenue and this in turn joins Wagon Lane which gives access to the A41 Warwick Road via Richmond Road and at this junction one will find Olton Railway Station providing services to Birmingham and beyond.

This traditional style semi-detached property is set back from the road behind a tarmac driveway leading to the accommodation.

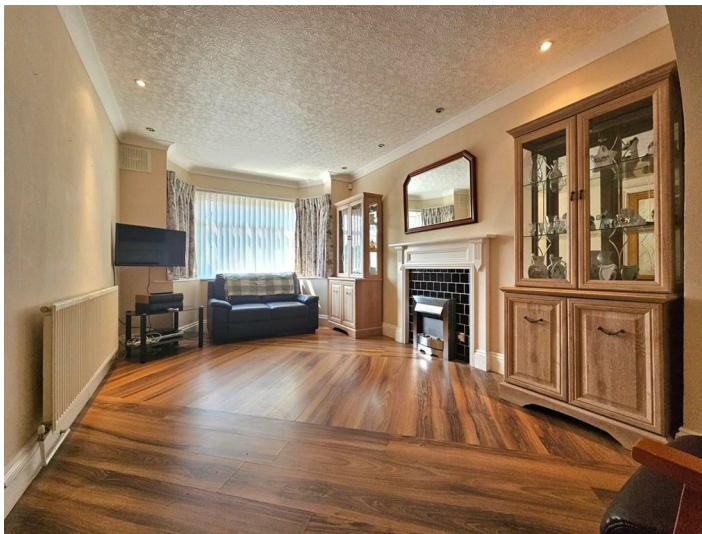
### **ENTRANCE PORCH**

Accessed via glazed front door leading to inner door to hallway.

### **ENTRANCE HALL**

A through reception hall allowing access into the living room, open plan kitchen dining room and WC with under stair storage cupboard window to side elevation, spot lighting and wall mounted radiator.

### **LIVING ROOM**



A great sized living room with bay window to the front elevation. Having electric fire place, spot lighting and wall mounted radiator.

### **OPEN PLAN KITCHEN/DINING/SITTING ROOM**



A stunning room that has been extended by the current owners. Utilising open plan living to the max this room is a fantastic entertaining and living space. With an extensive range of wall mounted and base units with worktop over and integrated appliances including double electric oven, electric hob and extractor, resin cast sink and mixer tap, space and plumbing for American fridge freezer and washing machine. Having a window to the rear elevation and glazed French doors opening onto the patio. With vaulting ceilings and skylights, spot lighting throughout and wall mounted radiators.



### **WC**

A fitted WC with toilet and wash basin with window to the side elevation.

## BEDROOM ONE



A double room with window to rear elevation, ceiling light and wall mounted radiator.

## BEDROOM TWO



Another double room with bay window to front elevation. Having built in wardrobes, ceiling light and wall mounted radiator.

## BEDROOM THREE



A smaller room with window to rear elevation, built in wardrobe, ceiling light and wall mounted radiator.

## FAMILY BATHROOM



A great sized family bathroom with jacuzzi bath, separate shower cubicle with thermostatic shower, stylish wash basin and toilet. Having a window to the rear elevation, ceiling light and heated towel rail.

## OUTSIDE



To the front we have off road parking for numerous vehicles with some mature shrubs in the borders. To the rear we have an excellent private garden with patio and central lawn with mature well stocked borders. Having two wooden sheds and rear gate access.



## 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.



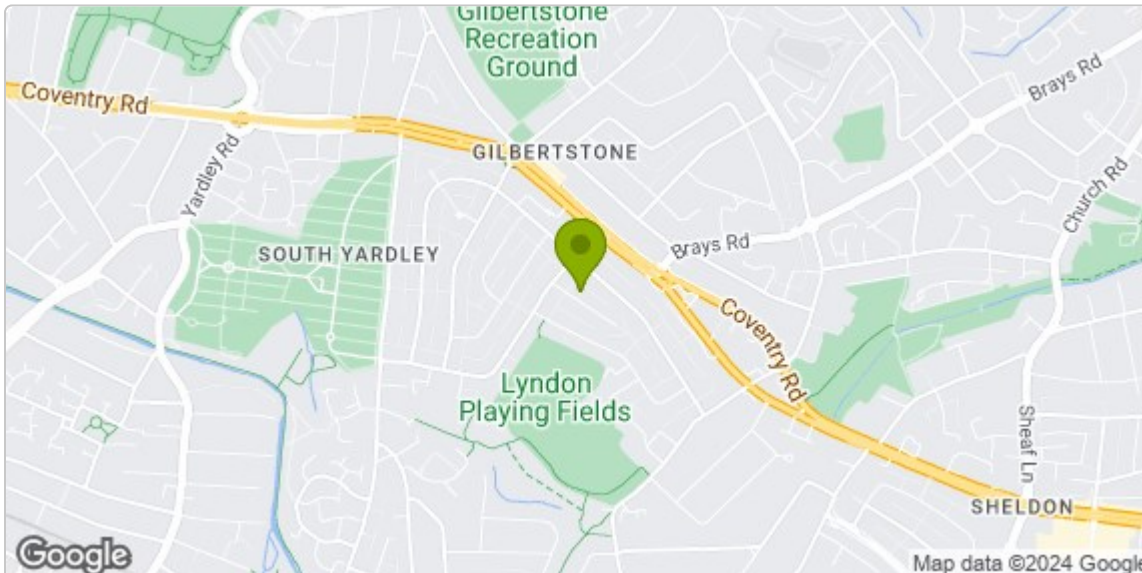
**COUNCIL TAX BAND: C**

**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:**  
17 Brean Avenue Solihull  
Birmingham B26 1JS

**Council Tax Band: C**

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