



melvyn
Danes
ESTATE AGENTS

**Burlish Avenue
Solihull
Offers In The Region Of £260,000**

Description

Burlish Avenue leads off Ulverley Green Road which is sited just off the A41 Warwick Road within walking distance of Olton Railway Station offering services to Birmingham and beyond. Frequent bus services operate from here 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.

Solihull offers an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access via Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway with fore garden and pathway leading to the front door allowing access to the accommodation which comprises of, entrance lobby, ground floor WC, fitted kitchen with a range of integrated appliances and white goods, good sized living/dining room with access to under stairs storage and French doors onto the garden. We have two double bedrooms one with a bank of built in storage. Family bathroom with three piece suite and loft access. To the rear we have a private garden patio area, garden shed and gate to passage allowing for bin storage. To the front we have a small fore garden and block paved off road parking.



Accommodation

Entrance Hall

Kitchen

9'8" x 6'6" (2.95 x 2.00)

Living/Dining Room

13'4" x 13'3" (4.07 x 4.05)

Ground Floor WC

Bedroom One

10'0" x 13'3" (3.06 x 4.05)

Bedroom Two

13'3" x 9'6" (4.05 x 2.91)

Bathroom

6'4" x 9'9" (1.95 x 2.98)

Rear Gardens

Front Off Road Parking



TENURE: We are advised that the property is Freehold

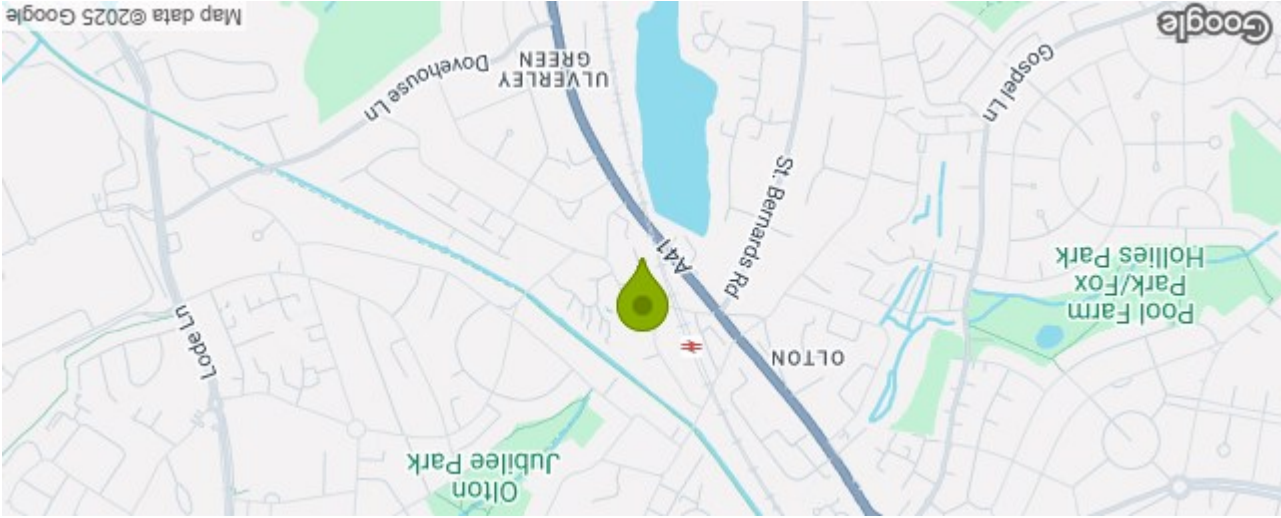
BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/02/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 12/2/25). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

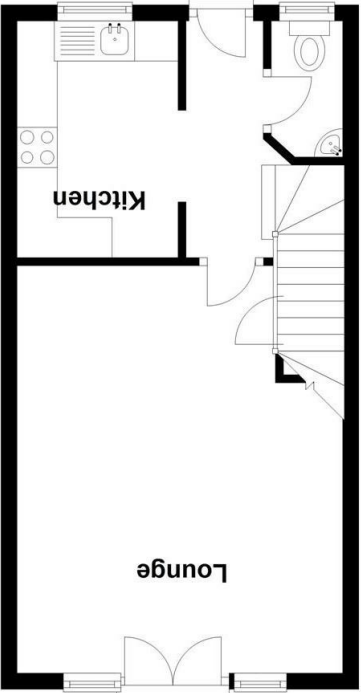
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

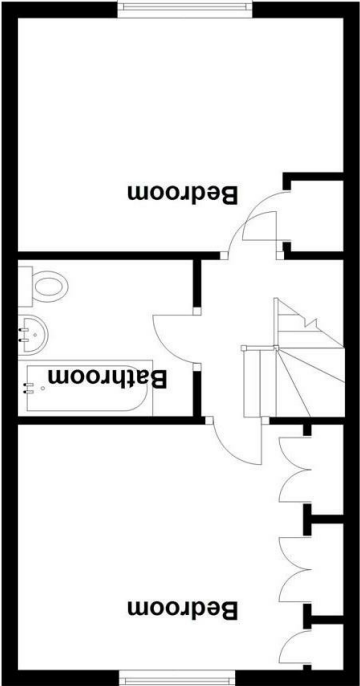
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail to adequately confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Ground Floor

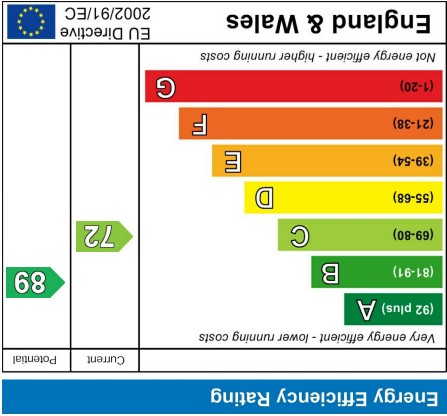


First Floor



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

28 Burlish Avenue Solihull Solihull B92 8BF
Council Tax Band: C



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.