



smarthomes

Orchard Avenue

Solihull, West Midlands, B91 2LS

- An Extended Three Bedroom Semi Detached Property
- No Upward Chain
- Extended Kitchen
- Two Reception Rooms

£275,000

EPC Rating 56

Current Council Tax Band C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block edged tarmac driveway providing off road parking extending to gated side access and double glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, built-in pantry, stairs leading to the first floor accommodation, obscure double glazed window to side and doors leading off to

Reception Room One to Front

8' 2" x 14' 11" (2.49m x 4.55m) With double glazed windows to front elevation, gas fireplace with marble hearth and decorative surround, under-stairs recess and radiator



Reception Room Two to Rear

12' 0" x 9' 10" (3.66m x 3m) With double glazed windows incorporating UPVC double glazed door leading out to rear garden, feature chimney recess, ceiling light point and radiator

Extended Kitchen to Rear

5' 9" x 15' 6" (1.75m x 4.72m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, freestanding gas cooker, radiator, wall mounted Baxi boiler, ceiling light point, double glazed windows to side and rear and double glazed door leading out to the rear garden



Accommodation on the First Floor

Landing

With ceiling light point and doors leading off to

Bedroom One to Front

14' 2" x 10' 8" (4.32m x 3.25m) With double glazed windows to front elevation, fitted wardrobes, radiator and ceiling light point



Bedroom Two to Rear

8' 7" x 8' 7" (2.62m x 2.62m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

6' 1" x 8' 6" (1.85m x 2.59m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom

Being fitted with a three piece suite comprising; panelled bath with shower attachment, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to side, radiator and ceiling light point

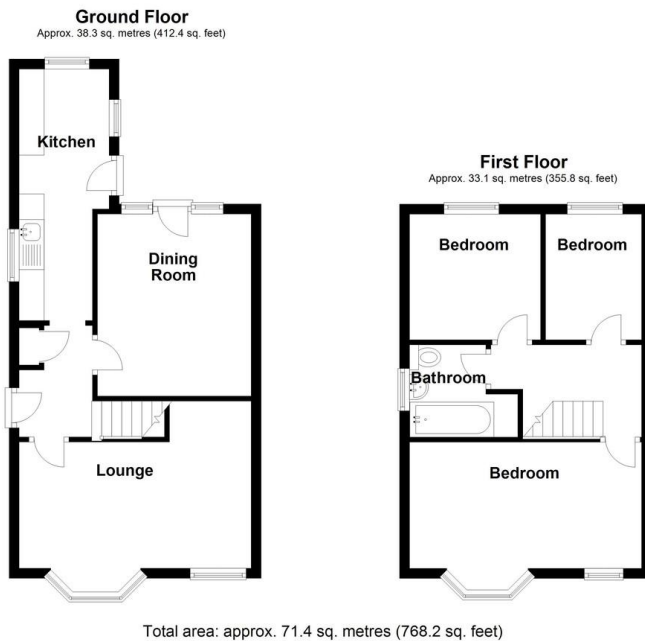


West Facing Rear Garden

Being mainly laid to lawn with paved patio, panelled fencing to boundaries, a variety of mature shrubs, trees and bushes and rear vehicle access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.