



5 AVON ROAD, SHIRLEY, SOLIHULL, B90 4RJ

ASKING PRICE OF £329,950

EPC: D Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Extended Semi Detached Residence
- Three Bedrooms
- Superb Fitted Dining Kitchen
- Popular Location
- Double Garage & Driveway
- Good Size Rear Garden
- Guest Cloakroom/WC
- Gas Central Heating & Double Glazing



A well presented extended three bedroom semi detached property situated in a popular convenient location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; entrance porch, entrance hall, lounge, superb fitted dining kitchen, guest cloakroom/wc, first floor landing, three bedrooms, bathroom/wc, driveway, good size garden, double garage to rear.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL understairs storage cupboard

LOUNGE 12' 8" into bay x 11' 4" (3.86m x 3.45m)

SUPERB DINING KITCHEN 20' 2" max 10' 8" min x 17' 0" max 7' 0" min (6.15m 3.25m x 5.18m 2.13m)

GUEST CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE 13' 0" into bay x 10' 0" back of wardrobes (3.96m x 3.05m)

with fitted wardrobes

BEDROOM TWO 10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM THREE 6' 10" x 6' 10" (2.08m x 2.08m)

FAMILY BATHROOM/WC

BLOCK PAVED DRIVEWAY

GOOD SIZE ENCLOSED REAR GARDEN

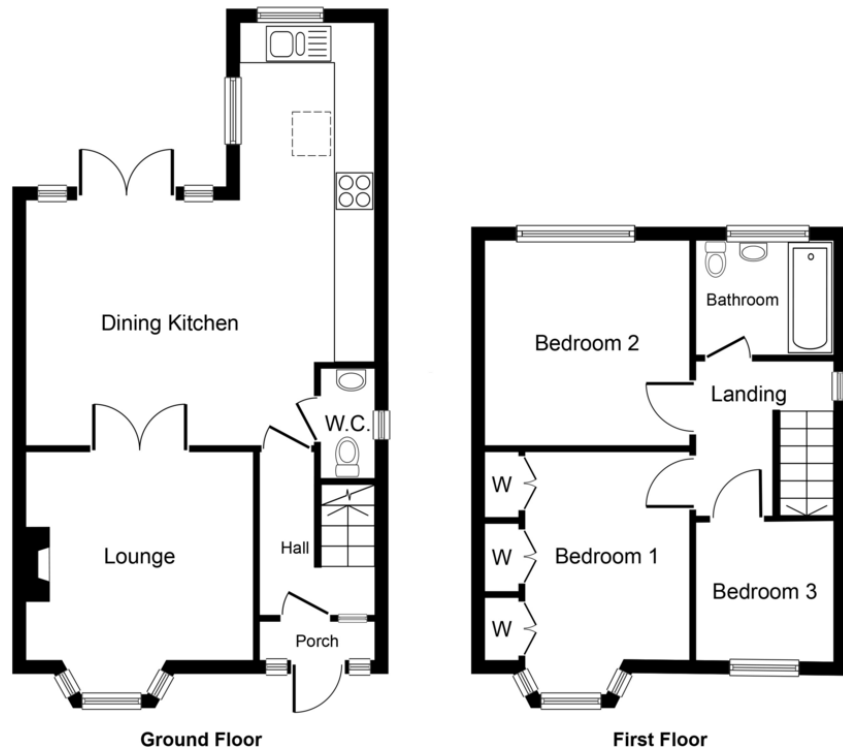
DOUBLE GARAGE TO REAR 18' 9" x 16' 8" (5.72m x 5.08m)

with power supply and lighting

REAR COMMUNAL ACCESS TO GARAGE



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 805 sq. ft. (74.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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