



81 BEECHNUT LANE, SOLIHULL, B91 2NU

ASKING PRICE OF £495,000

EPC: D Council Tax Band: D



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.

- Charming Traditional Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- Conveniently Situated
- Double Glazing & Central Heating
- Fabulous Gardens
- No Upward Chain



Situated in a highly sought after and convenient location, a particularly charming traditional three bedroom semi detached residence. Benefitting from double glazing and gas central heating. The accommodation briefly comprises: entrance porch, reception hall, guest wc, front reception room/dining room, rear extensive lounge with patio doors, fitted kitchen, side utility area, first floor landing, three bedrooms, walk-in shower room/wc. Outside, to the front, is a neat lawned garden, an extensive drive and side garage. To the rear is a superb extensive feature enclosed garden, with patio. Mainly laid to lawn with well stocked herbaceous borders, providing a superb sanctuary. No chain. Viewing recommended.

ENTRANCE PORCH UPVC double glazed entrance area.

RECEPTION HALL Double glazed entrance door. Stairs off. Cloak cupboard.

GUEST WC

FRONT RECEPTION ROOM 12' 3" x 11' 0" (3.751m x 3.366m)

Feature box bay double glazed window.

LOUNGE (REAR) 19' 7" x 11' 11" (5.980m x 3.655m)

Stone effect fireplace with inset living flame gas fire. UPVC double glazed patio doors to rear. Serving hatch.

KITCHEN 15' 11" x 6' 1" (4.856m x 1.855m)

Fitted modern base and wall cupboard units, stainless steel sink unit with mixer taps, fitted gas hob, gas oven under and grill, extractor hood over. Part tiled elevations. Picture window with pleasant garden views. Side door.

SIDE UTILITY/GARAGE 35' 0" x 8' 1" (10.677m x 2.472m)

Open plan utility area and garage.



LANDING Landing window. Loft access.

BEDROOM ONE (REAR) 11' 5" x 12' 8" (3.496m x 3.884m)

Pleasant views of rear garden. Fitted wardrobes, cupboard space and dressing table.

BEDROOM TWO (FRONT) 12' 3" x 11' 1" (3.754m x 3.396m)

Feature box bay UPVC double glazed window with good views. Fitted wardrobes/cupboards and dressing table.

BEDROOM THREE (FRONT) 7' 7" x 6' 5" (2.323m x 1.981m)

SHOWER ROOM/WC Incorporating a three-piece white suite comprising of a large walk-in shower, pedestal wash hand basin and low level flush wc. Built-in storage.

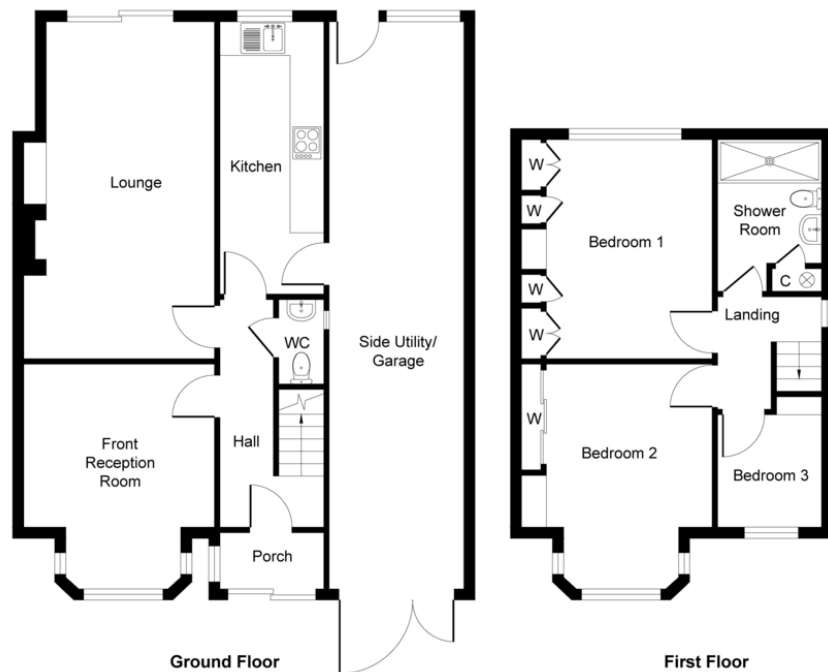


OUTSIDE FRONT Neat garden laid to lawn. Driveway accommodating several vehicles. Garage

REAR A well presented good-size enclosed lawned garden with paved patio area, garden shed, neat herbaceous borders, flower bed. A fabulous sanctuary.

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 1,248 sq. ft. (115.90 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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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