



Brookvale Road, Solihull

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Property Description

Situated on the established and sought-after Brookvale Road, this well-presented residential property offers comfortable living accommodation and would make an ideal home for a wide range of buyers including families, first-time purchasers and investors alike.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway, a spacious living room and dining room with ample natural light, and a fitted kitchen providing practical worktop and storage space with the added convenience of a utility room with downstairs WC. Upstairs, there are four well-proportioned bedrooms, a family bathroom and a shower room to suit everyone, all well-appointed and maintained to a good standard.

Externally, the property benefits from a front driveway with garage access and large rear garden, offering outdoor space ideal for relaxing or entertaining. The rear garden is a particular highlight, providing privacy and room for further personalisation.

Brookvale Road is conveniently located for access to Solihull town centre, local shops, prestigious schools and unrivalled public transport links. Excellent road connections are available via the nearby A41 and M42, making this a great option for commuters.

Entrance Hall

Wall light point, radiator, doors leading to:

Living Room

16' 7" max x 12' 9" max (5.05m max x 3.89m max)
Ceiling light point, wall light point, radiator, gas fireplace, TV/Aerial point, double glazed sliding patio doors leading to rear garden.

Dining Room

15' 9" max x 12' 9" max (4.80m max x 3.89m max)
Ceiling light point, wall light point, double glazed bay window with bay length radiator.

Kitchen

10' 9" max x 11' 4" max (3.28m max x 3.45m max)
Ceiling spotlights, double glazed window to rear aspect, cooker point that can be adapted for gas or electric, fitted kitchen with range of wall and base units, floor fan heater, built in pantry area.

Utility

15' 5" max x 6' 9" into recess (4.70m max x 2.06m into recess)
Ceiling light point, radiator, double glazed window to rear aspect, UPVC double glazed door to rear garden, plumb point, wall and base units, access to downstairs toilet and garage.

Downstairs Toilet

WC, wall mounted storage cupboard.

Bedroom 1

16' 7" max x 11' 4" max (5.05m max x 3.45m max)
Ceiling light points, radiator, double glazed window to rear, fitted wall to wall wardrobes.

Bedroom 2

15' 9" max x 10' 8" max (4.80m max x 3.25m max)
Ceiling light points, radiator, double glazed bay window to front elevation, wall to wall fitted wardrobes.

Bedroom 3

12' 4" max x 7' 3" max (3.76m max x 2.21m max)
Ceiling light points, radiator, double glazed window to front elevation.

Bedroom 4

11' 4" max x 6' 11" max (3.45m max x 2.11m max)
Ceiling light point, radiator, double glazed bay window to front elevation.

Shower Room

Ceiling light point, wall mounted heated towel radiator, WB, WC, Cubicle shower.

Bathroom

Ceiling light point, radiator, obscured double glazed window to rear elevation, bath, shower cubicle, WB.

Upstairs Toilet

W.C, ceiling sun pipe, electric light concealed behind obscured glass cupboard.

Garage

15' 4" max x 10' 11" max (4.67m max x 3.33m max)
Ceiling light point, double doors opening to driveway.

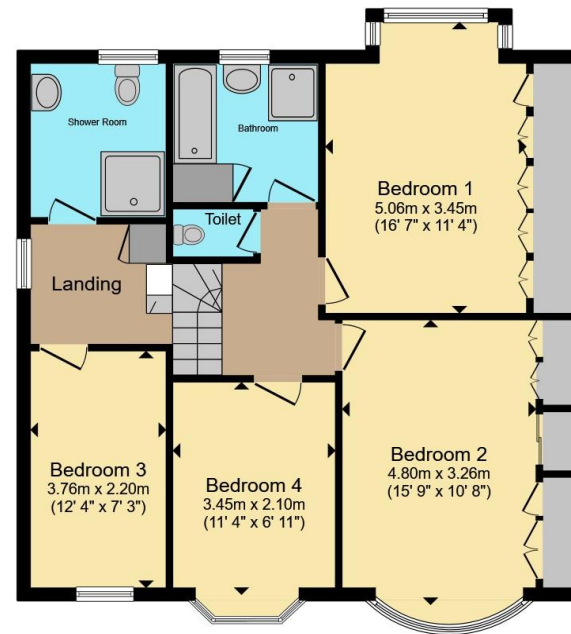








Ground Floor



First Floor

Total floor area 173.4 m² (1,867 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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29 High Street
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

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