



**15 Broomfields Avenue
Solihull, B91 2NP
Offers In The Region Of £395,000**

A beautifully restored two-bedroom Victorian mid-terrace cottage in the heart of Solihull, finished to an exceptional standard while retaining the character and period detail that make properties of this age so sought after. A working open grate fire, herringbone parquet flooring, original ceiling roses, and a four-piece Victorian bathroom with freestanding roll-top bath are complemented by a fully refitted kitchen, en-suite to the principal bedroom, and a detached garage with private parking - a rare combination at this location and price.

Briefly comprising: two double bedrooms, en-suite shower room, re-fitted four-piece bathroom, two reception rooms, re-fitted kitchen, breakfast room, cloakroom, walk-in pantry, fully boarded loft, sheltered side courtyard, West facing rear garden with summer house, and garage with parking.

The property is ideally positioned within walking distance of Solihull train station and town centre. Direct rail services reach Birmingham city centre in approximately 8 minutes and London in approximately 1 hour 45 minutes. The NEC, Birmingham International Airport, and Birmingham International Railway Station are all within an approximate 10 to 15 minute drive, with Junction 5 of the M42 just minutes away giving access to the wider motorway network.

Solihull's amenities are well established, including Touchwood shopping centre, Tudor Grange Leisure Centre, and well-regarded state and independent schools. These will be further enhanced by the Holbeche Place town centre regeneration currently under way, and by Birmingham Interchange, the new HS2 station under active construction nearby, which will bring London within approximately 38 minutes of this location when the line opens.

Despite its central location, Broomfields Avenue carries no through traffic, giving the street a notably quiet and private character.



The property is set back from the road behind a low maintenance walled foregarden. A cold water tap is located outside and a timber bin store.

An inset canopy porch with tiled floor and external lighting gives access to the front of the property, with a composite front door opening into:-

Living Room

13'9" max x 11'1" plus walk in bay window (4.2m max x 3.4m plus walk in bay window)

With stripped wooden floor and a walk-in bay window with hardwood double glazed replacement to the front. The focal point is the working open grate fire with tiled hearth and wooden surround - a genuine period feature that provides warmth and atmosphere throughout the colder months. Built-in storage cupboards and shelving to both alcoves. Two radiators. Feature ceiling rose with coving. Doorway through to:

Dining Room

13'5" max x 11'1" (4.1m max x 3.4m)

UPVC double glazed French doors opening to the sheltered side courtyard, with UPVC double glazed window above. Oak parquet flooring in herringbone style - a period detail that sets this room apart. Radiator. Feature ornamental ceiling rose. Built-in storage cupboards. Glazed doors to the staircase. Part glazed timber door opening into:

Re-fitted Kitchen

19'0" x 7'6" max including pantry (5.8m x 2.3m max including pantry)

UPVC double glazed sash window overlooking the courtyard. A range of oak fronted wall, base and drawer units with work surfaces over, matching up-stands and under-cabinet plinth drawers. Inset Bosch four-ring gas hob with extractor fan over. Integrated appliances include 'Bosch' electric oven, 'Bosch' combination microwave, 'Bosch' under-counter freezer, fridge/freezer and 'Bosch' dishwasher. Inset 1 1/4 bowl single drainer ceramic sink with chrome mixer tap. Wall cupboard housing the 'Worcester' combination boiler. Door to:

Pantry

Plumbed for an automatic washing machine, with power, lighting, and a stained glass window to the side.

Breakfast Area

10'2" x 8'6" (3.1m x 2.6m)

UPVC double glazed door opening to the rear garden with matching window. Feature glass roof light to ceiling. UPVC double glazed French doors to the courtyard. Feature banquette seating with storage below. A versatile space that works equally well as a second sitting room, home office, or informal dining room.

Cloakroom

5'2" x 3'3" (1.6m x 1m)

UPVC double glazed obscure window to the rear. Low level WC. Built-in vanity unit with inset wash hand basin, chrome mixer tap and splashback. Radiator.

First Floor Landing

Split level with two hatches giving access to the loft space. The loft is accessed via a wooden drop-down ladder and is fully boarded, carpeted, plastered, and lit - a significant additional asset. UPVC double glazed sash window to the side. Linen cupboard with hanging rail and shelving. Radiator.

Bedroom One

11'1" into doorway x 14'1" max (incorp en-suite) (3.4m into doorway x 4.3m max (incorp en-suite))

Hardwood double glazed replacement window to the front. Built-in wardrobe with hanging rail and drawer below. Radiator. Door to:

En-suite

Shower cubicle with bi-fold door, Aquapanel to splash areas and 'Triton T100XR' electric shower over. Low level WC. Wall-hung wash hand basin with chrome mixer tap. Ladder-style dual fuel heated towel rail. Shaver point. Extractor fan.

Bedroom Two

11'1" max x 10'5" max (3.4 max x 3.2 max)

UPVC double glazed sash window overlooking the rear garden. Feature ornamental fire surround with decorative cast iron fire. A range of built-in wardrobes with sliding doors providing hanging, shelving and storage. Radiator.

Re-fitted Bathroom

9'10" x 7'6" (3m x 2.3m)

A genuinely impressive Victorian-style four-piece suite and one of the standout features of the property. Comprising: freestanding roll-top bath with chrome mixer tap and shower attachment, low level WC, vanity unit with granite top and inset wash hand basin, tiling to splashbacks, and a quadrant shower cubicle with mains-fed shower and aquaboarding to splash back areas. Two chrome ladder-style heated towel rails, one dual fuel. UPVC double glazed sash window overlooking the rear garden.

OUTSIDE

Foregarden

Set back from the road behind a low maintenance walled foregarden with flower beds, mature bushes and shrubs. Inset canopy porch with tiled floor and external lighting. Composite front door. Cold water tap and two outdoor power points.

Courtyard (Side)

A sheltered side courtyard accessed directly via French doors from both the dining room and the breakfast area, with paved flooring, cold water tap, and external lighting. An excellent additional outdoor space for al-fresco dining and entertaining.

West Facing Rear Garden

A low maintenance part-walled garden with paved patio area to the front. A footpath leads to the rear, split into three sections. Section 1 features an easy to maintain artificial lawn area. Section 2 features flower borders with mature plants, flowers, bushes and shrubs, incorporating a water feature. Section 3 features a gravel area providing further outdoor entertaining space, and a timber summer house with glazed double doors, two glazed windows, power and lighting. External lighting runs from the summer house to the garage, illuminating the path from the house to the rear parking area. Timber gate to the rear parking area and garage. Cold water tap, two outdoor power points and lighting.

Garage

15'8" x 8'2" max (4.8m x 2.5m max)

A sectional garage with metal up-and-over door, concrete flooring, power and lighting. Private parking space in front of the garage. 'On-road residents-only' parking also available on Broomfields Avenue - a considerable advantage for a town centre property.

OTHER INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property.

Boiler: Worcester combination boiler.

Security: Alarm system fitted.

Council Tax: Solihull Metropolitan Borough Council - Band C.

Tenure: The property is Freehold and vacant possession will be given upon completion of the sale.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information please visit: 'Ofcom Mobile and Broadband Checker'.

Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with EE, Three and Vodafone being rated 'Good outdoor and in-home' coverage, and O2 being rated 'Good outdoor, variable in-home' coverage. For more information, please visit: 'Ofcom Mobile and Broadband Checker'.

Flood Risk:

This location is in a very low risk flood zone. For more information, please visit: "Check the long term flood risk for an area in England" on the Government Website.

EPC Rating: Current D (59). Potential C (77).

Total floor area: Approximately 91.3 sq. metres (982.7 sq. ft).

Fixtures and Fittings: All those items mentioned in these particulars will be included in the sale. Others, if any, are specifically excluded.

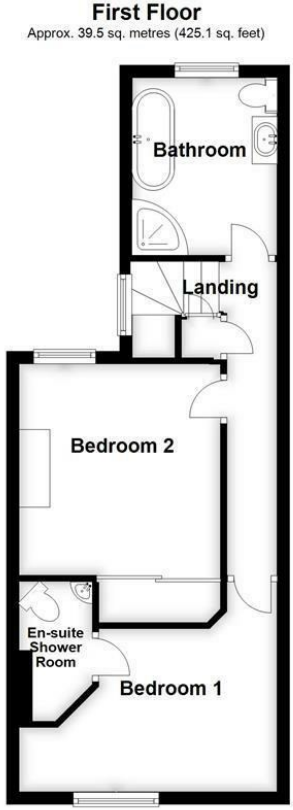
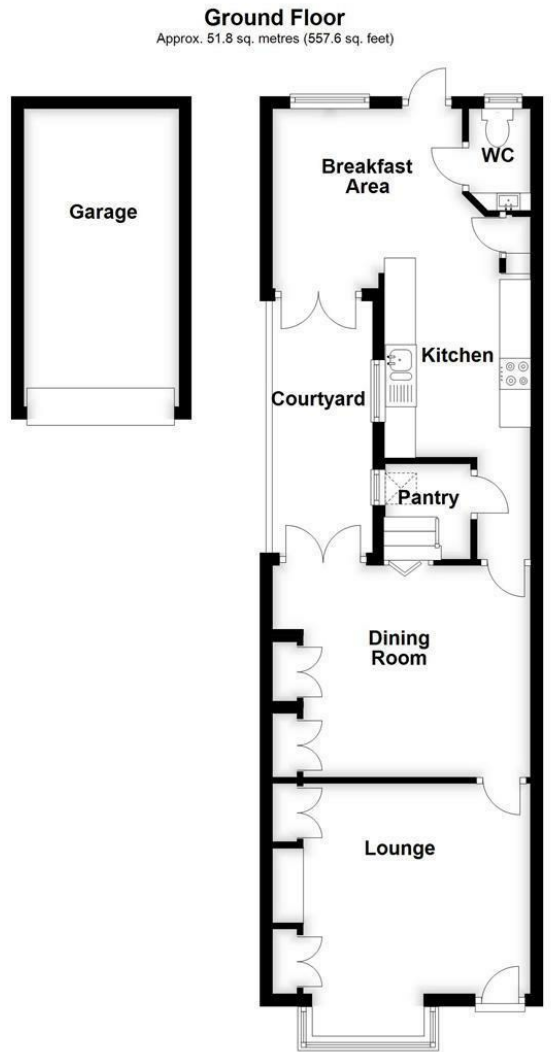
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 91.3 sq. metres (982.7 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

