



## 8 Baxterley Green, Solihull B91 1HP

Price Guide **£500,000**

- Requiring Some Modernisation
- Three Bedrooms
- Refitted Kitchen
- South Facing Garden
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

# 8 Baxterley Green, Solihull B91 1HP

Bartley's are pleased to offer this fabulous opportunity to stamp your own identity on this three bedroom 1950's detached family home that requires some modernisation positioned in a quiet cul de sac location. Ideally located for the excellent schooling within short walking distance to the town centre and local amenities with the opportunity to create a superb family home (STPP) The accommodation briefly affords, reception hall way, cloakroom/wc, L shaped open plan lounge/dining room, refitted kitchen, three bedrooms, family bathroom, single garage & well maintained south facing garden. No Chain

## APPROACH

Via a tarmacadam driveway that enables off road parking leading to a covered carport with UPVC front door to: –

## ENTRANCE HALL

Double panel radiator, ceiling light point, stairs rising to first floor landing, doors to understairs cupboard, cloakroom/WC, lounge and kitchen, UPVC double glazed window to the front aspect.

## L-SHAPED LOUNGE

19' 4" (5.9M) X 18' 4" (5.6M)

NARROWING TO 8' 10" (2.7M)

Ornamental fireplace with decorative electric fire, two double panel radiators, two ceiling light points, three wall light points, UPVC double glazed window to the front aspect, UPVC double glazed sliding patio doors to the garden and UPVC double glazed window to the rear aspect.

## CLOAKROOM / WC

Low level flush WC, handwash basin, tiling to splash prone areas, ceiling light point, obscure UPVC double glazed window to the side aspect.

## BREAKFAST KITCHEN

12' 2" (3.7M) X 8' 10" (2.7M)

A re-fitted kitchen that comprises a range of wall and base units with coordinated wood-effect roll work surfaces, integrated Zanussi hob and double oven, integrated microwave, stainless steel single drain sink unit with mixer tap over, integrated fridge freezer, space for a washing machine, ceiling light point, UPVC double glazed window to the rear aspect, double panel radiator, UPVC double glazed window to the front aspect, ceramic tiling to splash prone areas.



### FIRST FLOOR LANDING

Loft access, doors to bedroom one, bedroom two, bedroom three, bathroom and airing cupboard.

### BEDROOM ONE - DOUBLE ASPECT 17' 9" (5.4M) X 11' 6" (3.5M) MAX

Fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed windows to both the front and rear aspects.



### BEDROOM NUMBER TWO (FRONT) 12' 10" (3.9M) X 9' 2" (2.8M)

Fitted wardrobes with overhead storage cupboards and vanity mirror, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

### BEDROOM THREE (REAR) 8' 10" (2.7M) X 8' 2" (2.5M)

Duplex panel heater, ceiling light point, UPVC double glazed window to the rear aspect.

### BATHROOM

A re-fitted modern three-piece suite comprises low-level flush WC, handwash basin with storage cupboard below, panel bath with Triton shower unit over, complementary ceramic tiling to walls, double panel radiator ceiling light point, obscure UPVC double glazed window to the rear aspect.



### SOUTH FACING REAR GARDEN

A paved patio leads to the South facing garden that is mainly laid to lawn with borders of mature trees and shrubs.

### GARAGE 16' 9" (5.1M) X 9' 6" (2.9M)

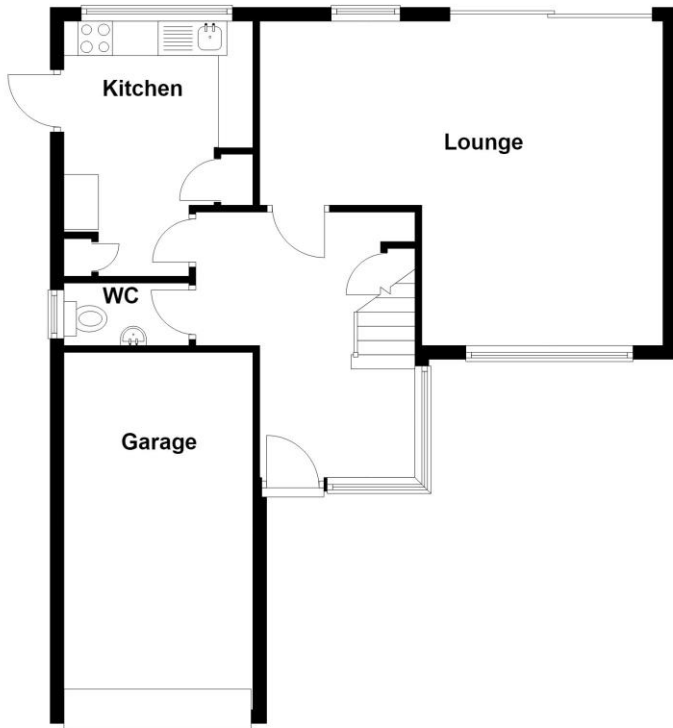
Electric and over door Worcester Combi boiler gas and electric metres light lighting and power.

### TENURE

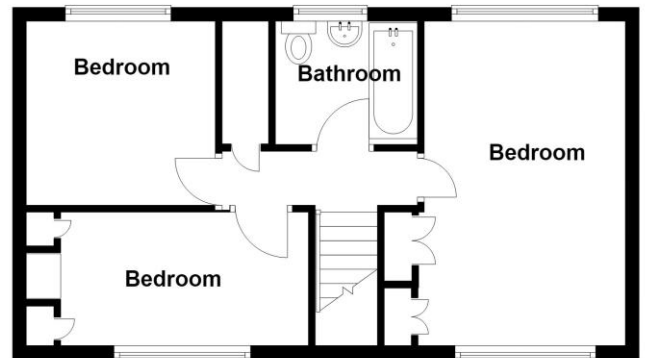
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



**Ground Floor**  
Approx. 646.0 sq. feet



**First Floor**  
Approx. 441.2 sq. feet



Total area: approx. 1087.2 sq. feet



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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