

property details **approval form**

56 Brean Avenue, Birmingham, West Midlands, England, B26 1JS

Date: 18 December 2025

Property Ref and Version: SLY112157 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Shipways office: 208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG

Tel: 0121 744 4595 **Email:** shirley@shipways.co.uk

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>> **price**

£290,000

Tenure: Freehold

>> **key features**

- > South Facing Garden
- > Driveway and Garage
- > Three-bedroom
- > Newly fitted kitchen
- > No onward chain
- > Scope for modernisation
- > UPVC double glazed
- > Newly fitted boiler August 2025
- > EPC Rating: D

>> **short description**

A three-bedroom semi-detached house on Brean Avenue, Solihull, offering a driveway to the front, rear garden with garage, and excellent potential for improvement. The property requires modernisation and is ideally located for local amenities, schools and transport links.

>> **long description**

A three-bedroom semi-detached family home on the popular Brean Avenue, Solihull, offering excellent potential and requiring some modernisation throughout.

The property is set back from the road behind a driveway providing off-road parking, with a garage located to the rear within the garden.

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Internally, the ground floor comprises an entrance hall with stairs to the first floor, a fitted kitchen to the rear, and a generously proportioned open plan living/dining room stretching the full depth of the property. The living space benefits from a feature bay window and double doors opening out to the rear garden, creating a bright and versatile area ideal for family living and entertaining.

To the first floor is a landing with generous linen cupboard and ceiling hatch with access to insulated loft via pull down loft ladder. Also, three bedrooms, including two good-sized doubles and a third single bedroom, along with a family bathroom. The layout is well balanced and offers scope for reconfiguration or extension, subject to the usual planning permissions.

Externally, the rear garden provides access to the garage and offers a private outdoor space with further potential for landscaping or improvement.

Situated in a sought-after residential area of Solihull, Brean Avenue is well placed for local shops, schools, transport links and amenities. This property represents an excellent opportunity for buyers looking to modernise and add value in a desirable location.

>> **directions**

>> **Agent Note**

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>> room description

Lounge

14' 11" x 9' 10" (4.55m x 3.00m)

Bay window to front. radiator, ceiling light point, laminate flooring and archway between lounge and dining room

Dining Room

15' 11" x 10' (4.85m x 3.05m)

Laminate flooring, ceiling light point, radiator and double doors to rear garden

Kitchen

9' 9" x 5' 11" (2.97m x 1.80m)

Laminate flooring, window to rear, new condensing combi boiler, space for washing machine and cooker, storage cupboard/pantry off, extract fan and door to side of house

Bedroom One

14' 8" Max x 9' 8" (4.47m Max x 2.95m)

Bay window to front, radiator, ceiling light point, laminate flooring and built in wardrobes

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

Window to rear, laminate flooring radiator and ceiling light point.

Bedroom Three

7' 8" x 5' 11" (2.34m x 1.80m)

Window to front, ceiling light point, radiator and laminate flooring.

Bathroom

Toilet, sink, electric shower over corner bath. radiator, vinyl flooring and window to rear and side, extract fan

Rear Garden

Path on side of front drive, paved as you walk outside, south facing and garage

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>> **room description**

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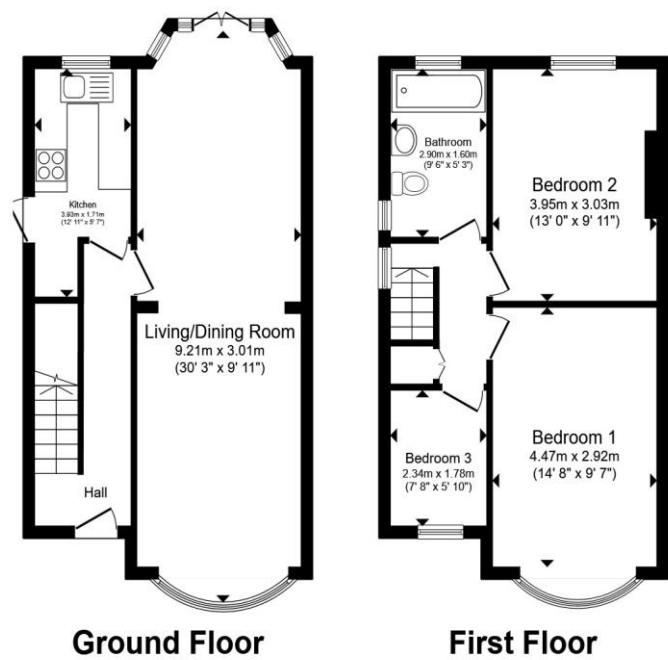
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>> floor plan



Total floor area 84.9 m² (914 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



>> approval

	Signature	Date
Steven Nagra		
Mr R.S. Dudley		