



**Brean Avenue, Birmingham B26 1JS**

**welcome to**

## **Brean Avenue, Birmingham**

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.

### **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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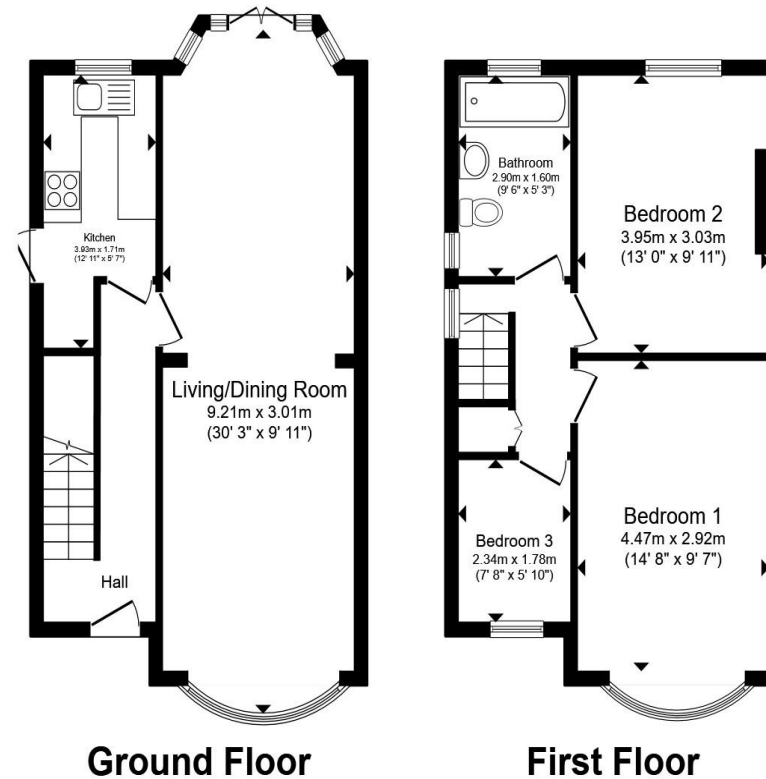
welcome to

## Brean Avenue, Birmingham

- South Facing Garden
- Driveway and Garage
- Three-bedroom
- Newly fitted kitchen
- No onward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers over  
**£280,000**



Total floor area 84.9 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
SLY112157 - 0006

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**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



[shipways.co.uk](http://shipways.co.uk)