



Buryfield Road, Solihull

Offers Over £495,000







## Buryfield Road

Solihull, Solihull

### PROPERTY OVERVIEW

Situated in one of the most popular roads in Solihull, an ideal opportunity to purchase this impressive three bedroom traditional detached offered to the market with no upward chain. The property is being well maintained benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, two reception rooms, fitted kitchen, utility room, three good sized bedrooms, shower room, garage and landscaped garden.

### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Detached
- No Upward Chain





## ENCLOSED PORCH

### ENTRANCE HALLWAY

16' 9" x 7' 0" (5.10m x 2.13m)

### LIVING ROOM

15' 6" x 11' 11" (4.73m x 3.62m)

### SITTING/DINING ROOM

15' 8" x 11' 11" (4.77m x 3.62m)

### KITCHEN

11' 2" x 7' 11" (3.41m x 2.42m)

### LAUNDRY/UTILITY

12' 8" x 6' 0" (3.86m x 1.83m)

## FIRST FLOOR

### BEDROOM ONE

15' 5" x 11' 11" (4.70m x 3.62m)

### BEDROOM TWO

12' 11" x 11' 11" (3.93m x 3.62m)

### BEDROOM THREE

11' 4" x 13' 0" (3.46m x 3.95m)

### BATHROOM

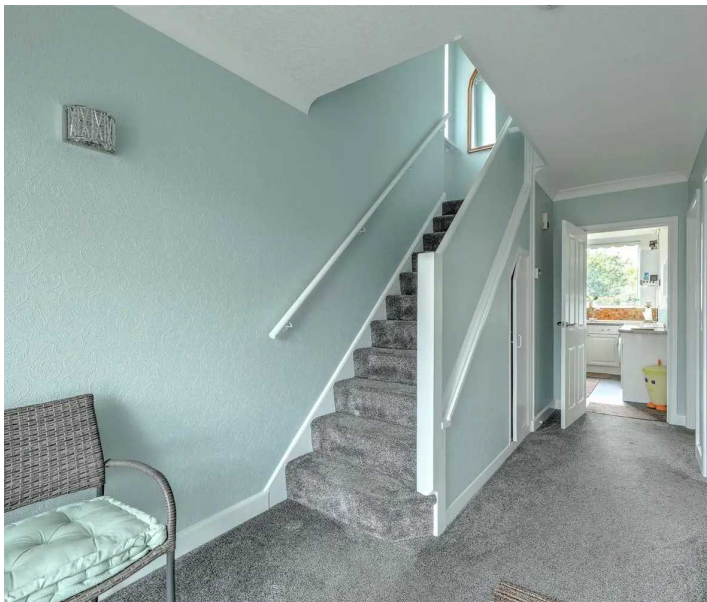
7' 10" x 6' 1" (2.40m x 1.86m)

## OUTSIDE THE PROPERTY

### GARAGE

15' 10" x 7' 7" (4.82m x 2.32m)

### NORTH FACE GARDEN







#### **ITEMS INCLUDED IN THE SALE**

Hotpoint free standing cooker, Bosch washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, greenhouse and electric garage door

#### **ADDITIONAL INFORMATION**

Services - Mains gas, electricity and mains sewers.

#### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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