



Brookvale Road, Solihull

£335,000



Brookvale Road

Solihull

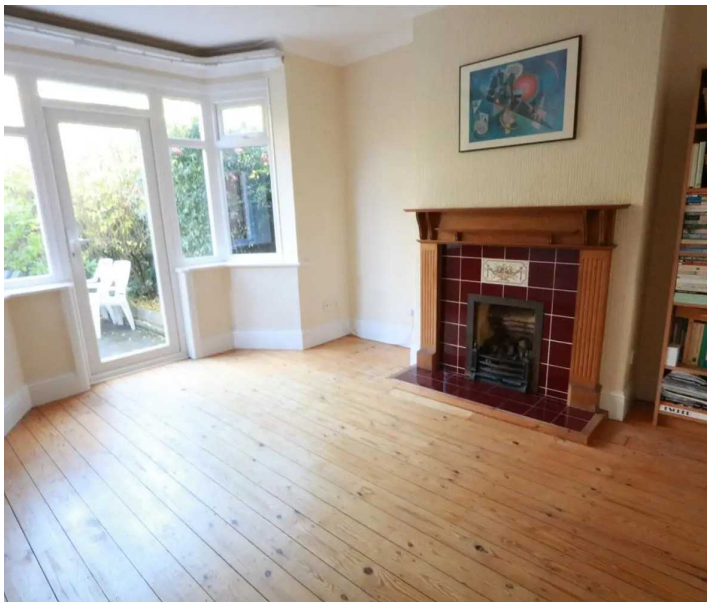
PROPERTY OVERVIEW

Situated in the most popular location, a fantastic opportunity to purchase this traditional three bedroom semi-detached which must be viewed internally to be appreciated. The property is within easy walking distance of Olton railway station and local schools on Kineton Green Road. This property has been well maintained and benefits from gas central heating, double glazing and briefly comprises of: recessed porch, entrance hall, living room, dining room, fitted kitchen, utility area, three bedrooms, bathroom, garage and private rear garden.

Council Tax band: D

Tenure: Freehold

- Traditional Semi Detached
- Walking Distance To Olton Railway Station
- Early & Internal Viewing Essential
- Immaculately Maintained & Decorated
- Two Reception Rooms
- Fitted Kitchen
- Private Rear 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.

ITEMS INCLUDED IN THE SALE

Zanussi free standing cooker, extractor, Sharp microwave, Beko fridge freezer, all carpets, blind in box room, fitted wardrobes in bedroom one, all light fittings, open coal fire in front room and garden shed

ADDITIONAL INFORMATION

Services - Water meter, mains gas, electricity and sewers. Broadband - Virgin media - fibre optic. Loft Space - Small boarding on entrance.

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.





RECESSED PORCH

ENTRANCE HALL

11' 11" x 5' 5" (3.63m x 1.66m)

LIVING ROOM

13' 7" x 11' 11" (4.13m x 3.62m)

DINING ROOM

13' 4" x 11' 5" (4.07m x 3.48m)

KITCHEN

7' 10" x 7' 10" (2.40m x 2.38m)

UTILITY ROOM

11' 7" x 3' 8" (3.53m x 1.13m)

FIRST FLOOR

BEDROOM ONE

13' 8" x 10' 10" (4.16m x 3.30m)

BEDROOM TWO

13' 9" x 9' 3" (4.20m x 2.83m)

BEDROOM THREE

7' 4" x 6' 7" (2.24m x 2.01m)

BATHROOM

7' 10" x 7' 10" (2.39m x 2.39m)

OUTSIDE THE PROPERTY

GARAGE

14' 4" x 7' 7" (4.38m x 2.30m)

NORTH FACING REAR GARDEN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	4	1
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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