



Brueton Avenue, Solihull

Guide Price £950,000

xact
exclusive



Brueton Avenue

Solihull

PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull, a fantastic opportunity to purchase this four bedroom traditional detached in need of modernization. This property is offered to the market with no upward chain, benefits from gas central heating and briefly comprises of: porch, impressive entrance hall, dining room, living room, breakfast kitchen, utility area with walk in cupboard and separate wc, four bedrooms, with bedroom one offering an en-suite shower room, bathroom, separate WC, double garage and west facing 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



- Sought After Location
- Spacious Four Bedroom Detached
- In Need Of Modernization
- NO UPWARD CHAIN
- Two Reception Rooms
- Breakfast Kitchen
- Double Garage
- West Facing Garden
- Early Viewing Essential
- Council Tax band: G
- Tenure: Freehold

PORCH

ENTRANCE HALL

12' 2" x 11' 3" (3.71m x 3.43m)

DINING ROOM

17' 5" x 12' 10" (5.32m x 3.92m)

LIVING ROOM

22' 5" x 12' 10" (6.84m x 3.92m)

BREAKFAST KITCHEN

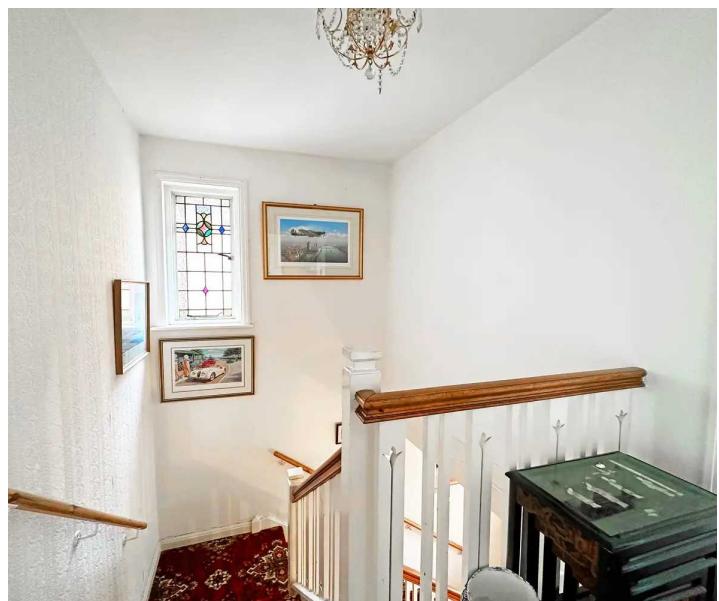
17' 10" x 14' 10" (5.44m x 4.52m)

UTILITY AREA

11' 3" x 4' 9" (3.43m x 1.44m)

WALK IN CUPBOARD

SEPARATE WC





FIRST FLOOR

BEDROOM ONE

13' 11" x 12' 11" (4.25m x 3.94m)

EN-SUITE SHOWER ROOM

12' 10" x 6' 5" (3.90m x 1.95m)

BEDROOM TWO

17' 4" x 10' 11" (5.28m x 3.33m)

BEDROOM THREE

11' 2" x 8' 11" (3.41m x 2.73m)

BEDROOM FOUR

11' 2" x 6' 11" (3.40m x 2.10m)

BATHROOM

7' 9" x 6' 11" (2.36m x 2.12m)

SEPARATE WC

7' 11" x 2' 7" (2.42m x 0.78m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

31' 2" x 9' 0" (9.50m x 2.75m)

WEST FACING GARDEN

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, all carpets and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Loft space - boarded walls and floor with ladder, lighting, a double socket and the ceiling is plastered.

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.



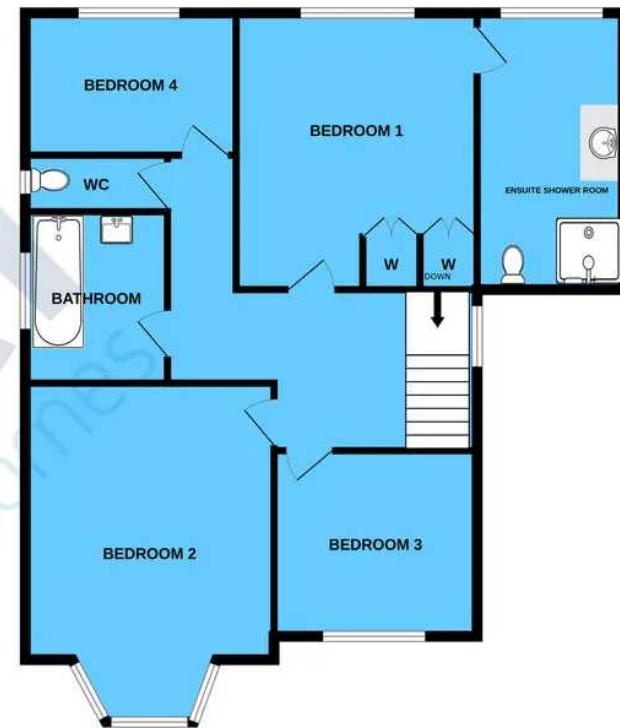
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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	12	4
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 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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