



smarthomes

Thurlston Avenue

Solihull, West Midlands, B92 7NY

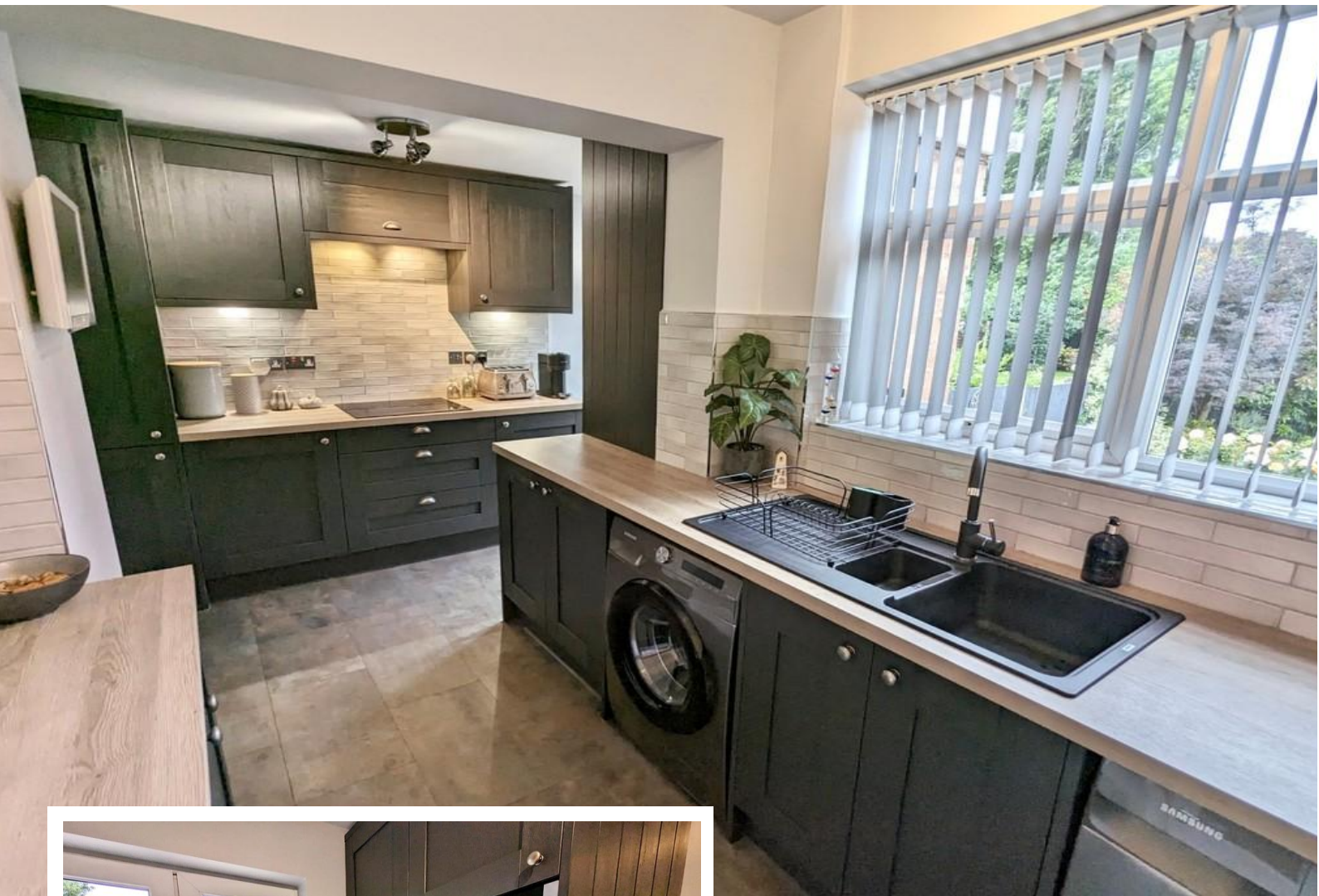
- A Well Presented & Extended Semi Detached Family Home
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Extended Kitchen

£400,000

EPC Rating TBC

Current Council Tax Band C





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a shingle fore garden and block paved driveway providing off road parking extending to electric car charging point and UPVC double glazed double doors leading into

Enclosed Porch

With tiled flooring, lighting and UPVC double glazed door leading through to



Entrance Hallway

With obscure windows to front, ceiling light point, coving to ceiling, radiator, parquet style flooring, stairs leading to the first floor accommodation and doors leading off to

Reception Room One to Front

11' 8" into bay x 11' 9" (3.56m x 3.58m) With double glazed bay window to front elevation, ceiling light point, coving to ceiling, radiator and parquet style flooring

Reception Room Two to Rear

12' 9" x 11' 0" (3.89m x 3.35m) With double glazed bay incorporating sliding patio doors to rear garden, ceiling light point, coving to ceiling, radiator and parquet style flooring

Reception Room Three/Ground Floor Bedroom Four to Front

15' 4" x 6' 5" (4.67m x 1.96m) A versatile room with double glazed window to front elevation, spot lights to ceiling, radiator and wood effect flooring



Extended Kitchen to Rear

14' 5" max x 11' 5" max (4.39m x 3.48m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, composite sink and drainer unit with mixer tap, contemporary tiling to splashback areas, four ring Neff induction hob with extractor over, inset eye-level Neff double oven, grill and microwave oven, space and plumbing for washing machine, dishwasher and tumble dryer, integrated AEG fridge freezer, under-cupboard lighting, cupboard housing Worcester Bosch boiler, feature radiator, ceiling light points, slate effect flooring, folding doors to walk-in storage, double glazed window to rear and double glazed French doors leading out to the rear garden



Accommodation on the First Floor

Landing

With obscure double glazed window to side, loft hatch with drop down ladder, ceiling light point and doors leading off to

Bedroom One to Front

12' 3" x 12' 0" (3.73m x 3.66m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and wood effect flooring





Bedroom Two to Rear

12' 11" into bay x 10' 11" (3.94m x 3.33m) With double glazed bay window to rear elevation, radiator, ceiling light point, coving to ceiling and wood effect flooring

Bedroom Three to Front

6' 2" x 7' 6" (1.88m x 2.29m) With double glazed window to front elevation, radiator, wood effect flooring and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, electric shower and glazed screen, low flush WC and pedestal wash hand basin with tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling



Beautiful Rear Garden

Having tiered paved patio areas ideal for entertaining with retaining walls, picket fencing and pergola leading through to substantial lawned area with mature shrubbery borders, a variety of trees and bushes, fencing to boundaries and external sockets

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C.

