



Cambridge Avenue, Solihull

Offers Over £500,000





## Cambridge Avenue

Solihull | B91

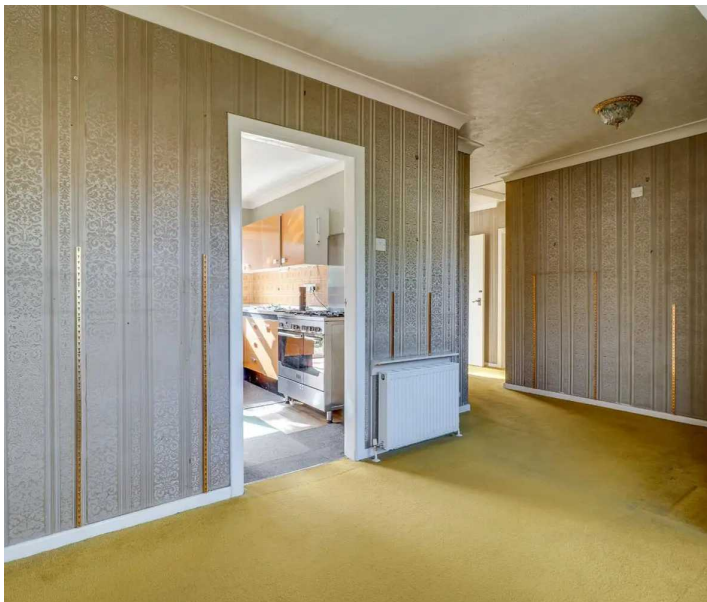
### PROPERTY OVERVIEW

Situated in a prime cul de sac location, a fantastic opportunity to purchase this traditional two bedroom detached bungalow in need of modernisation throughout. This property is offered to the market with no upward chain, benefits from gas central heating, double glazing and stands on an established large plot with scope for further development subject to planning permission. This property has also been empty for two years so any building work to take place would have a VAT reduction on it. The accommodation briefly comprises of: entrance hall, spacious through lounge, kitchen, two double bedrooms, shower room, separate WC, large garage, utility and separate WC.

Council Tax band: E

Tenure: Freehold

- No Upward Chain
- Large Plot
- Spacious Two Bedroom Detached Bungalow
- In Need Of Modernisation
- Spacious Through Lounge
- Kitchen
- Modern Shower Room
- Utility Area
- Garage





### 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.

### ADDITIONAL INFORMATION

Services - mains gas.

### 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.





#### **ENTRANCE HALL**

#### **LOUNGE**

20' 1" x 12' 1" (6.12m x 3.68m)

#### **KITCHEN**

12' 0" x 9' 10" (3.65m x 3.00m)

#### **BEDROOM ONE**

13' 0" x 9' 3" (3.96m x 2.82m)

#### **BEDROOM TWO**

11' 11" x 10' 3" (3.62m x 3.13m)

#### **SHOWER ROOM**

7' 0" x 5' 7" (2.14m x 1.71m)

#### **SEPARATE WC**

4' 2" x 2' 7" (1.28m x 0.80m)

#### **UTILITY**

8' 0" x 5' 9" (2.44m x 1.74m)

#### **SEPARATE WC**

5' 10" x 2' 9" (1.77m x 0.85m)

#### **TOTAL SQUARE FOOTAGE**

Total square footage: 112.0 sq.m. = 1206 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

21' 8" x 11' 1" (6.60m x 3.38m)

#### **SOUTH WEST FACING REAR GARDEN**



# GROUND FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 sq.ft.) approx.

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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## Xact Homes

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