



smarthomes

## Avenbury Drive

Solihull, B91 2QZ

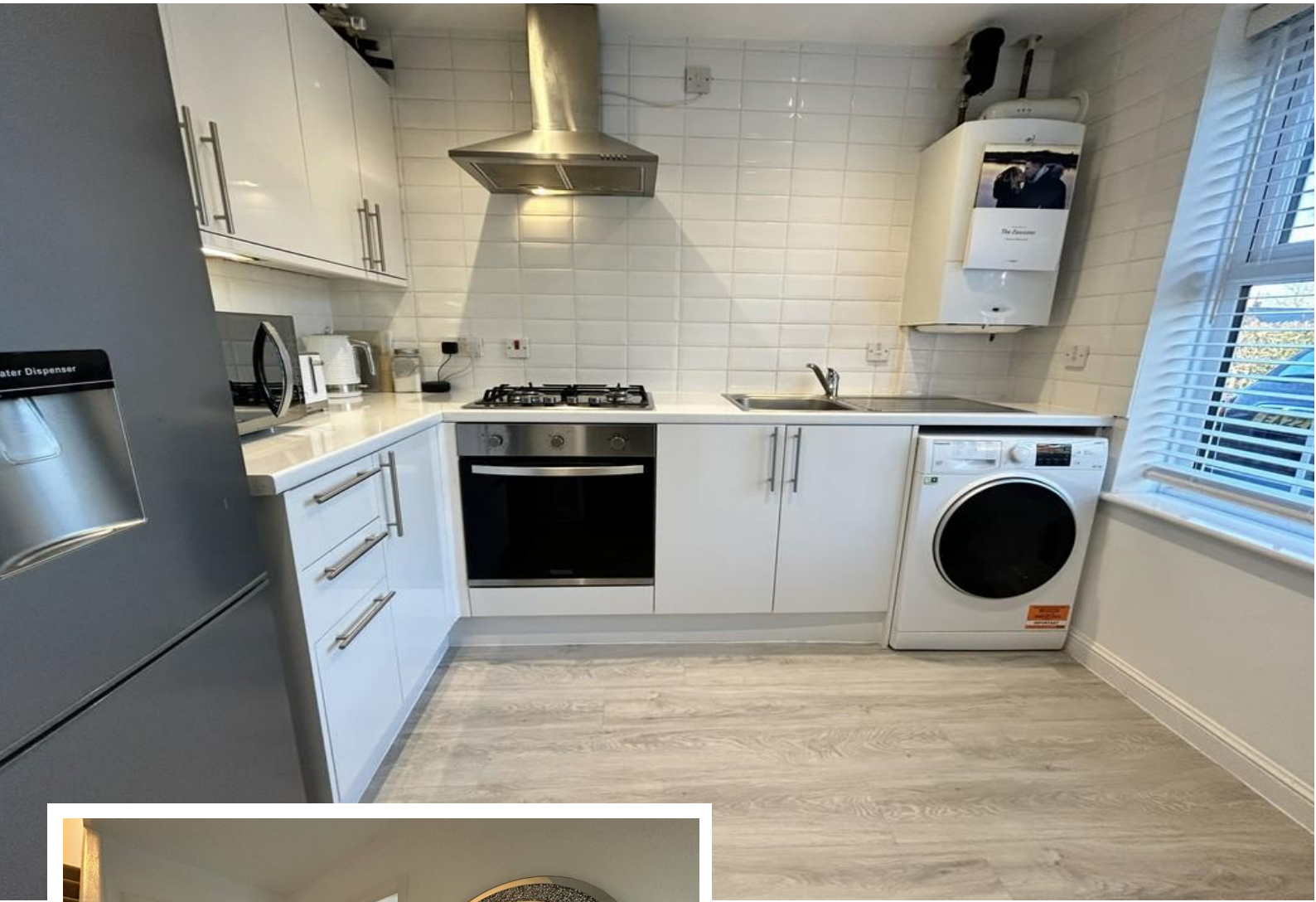
- A Beautifully Presented Mid-Terrace Property
- Two Bedrooms
- Modern Re-Fitted Kitchen
- Modern Re-Fitted Family Bathroom

**£300,000**

EPC Rating - 45

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 tarmac driveway providing two allocated off road parking spaces extending to a canopy porch with a composite front door leading into

### **Entrance Hallway**

With LVT flooring, ceiling light point, radiator, stairs leading to the first floor accommodation with under stairs storage cupboard and door leading off to



### **Lounge/Diner to Rear**

15' 3" x 12' 9" (4.65m x 3.89m) With UPVC double glazed door and window overlooking rear garden, LVT flooring, wall mounted radiator and ceiling light point



### **Modern Re-Fitted Kitchen to Front**

8' 9" x 6' 9" (2.67m x 2.06m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine, wall mounted gas central heating boiler, metro tiling to splash back areas, LVT flooring, radiator, LED ceiling spot lights and a UPVC double glazed window to the front aspect



### **Landing**

With ceiling light point, loft hatch and doors leading off to

### **Bedroom One to Front**

12' 9" max x 11' 1" (3.89m max x 3.38m) With two double glazed windows to front elevation, bespoke dressing area, over stairs storage cupboard, radiator and ceiling light point

## Bedroom Two to Rear

11' 8" x 7' 9" max (3.56m x 2.36m max) With double glazed window to rear elevation, radiator and ceiling light point

## Modern Re-Fitted Family Bathroom to Rear

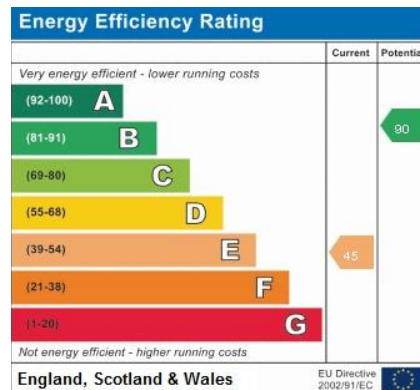
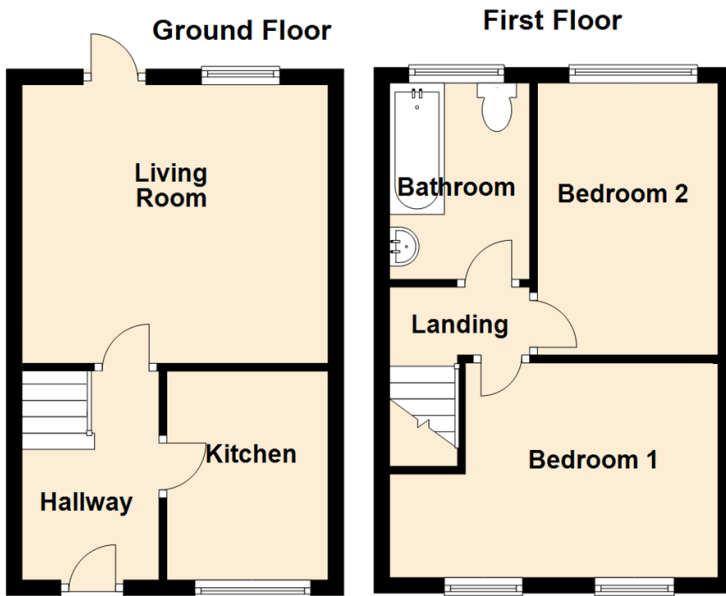
Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, metro tiling to splash prone areas, LVT flooring, ceiling light point and an obscure double glazed window to the rear elevation

## Private Landscaped Rear Garden

With a laid artificial lawn, paved patio areas, courtesy gate to rear and panelled fencing to boundaries

## 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 vendor. Current council tax band - C



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