



Thurlston Avenue, Solihull

Guide Price £335,000





Thurlston Avenue

Solihull | B92

PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this traditional three bedroom semi detached which would be ideal for a first time purchaser. This property has been immaculately maintained, benefits from gas central heating, double glazing and has the added attraction of a large private garden to the rear. The accommodation briefly comprises of: enclosed porch, entrance hall, two reception rooms, fitted kitchen, utility area, three bedrooms, bathroom, garage and large garden.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Traditional Semi Detached
- Ideal For A First Time Purchaser
- Well Maintained
- Two Reception Rooms
- Fitted Kitchen
- Utility Area
- Bathroom
- Large 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.

ITEMS INCLUDED IN SALE

Baumatic integrated oven, Baumatic integrated hob, all carpets, all blinds, fitted wardrobes in one bedroom, some light fittings, a garden shed, an electric garage door, wooden shelving in garage and the wooden garden furniture on the patio at the end of the garden.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - City Fibre. Loft space - boarded with ladder and lighting.

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.





ENCLOSED PORCH

ENTRANCE HALL

DINING ROOM

12' 5" x 12' 0" (3.79m x 3.66m)

LIVING ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

FITTED KITCHEN

10' 8" x 6' 10" (3.25m x 2.09m)

UTILITY AREA

14' 10" x 6' 7" (4.53m x 2.00m)

FIRST FLOOR

BEDROOM ONE

12' 6" x 10' 1" (3.81m x 3.07m)

BEDROOM TWO

12' 9" x 11' 0" (3.88m x 3.35m)

BEDROOM THREE

7' 9" x 5' 10" (2.35m x 1.77m)

BATHROOM

6' 10" x 6' 9" (2.09m x 2.07m)

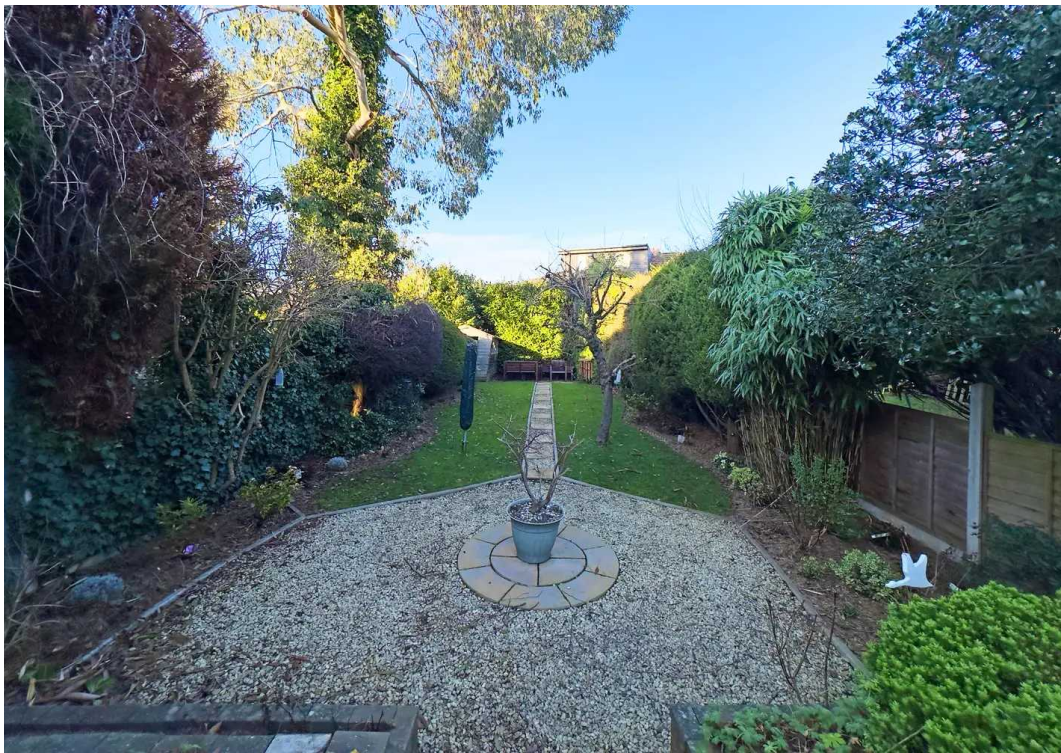
TOTAL SQUARE FOOTAGE

Total floor area: 101.4 sq.m. = 1091 sq.ft. approx.

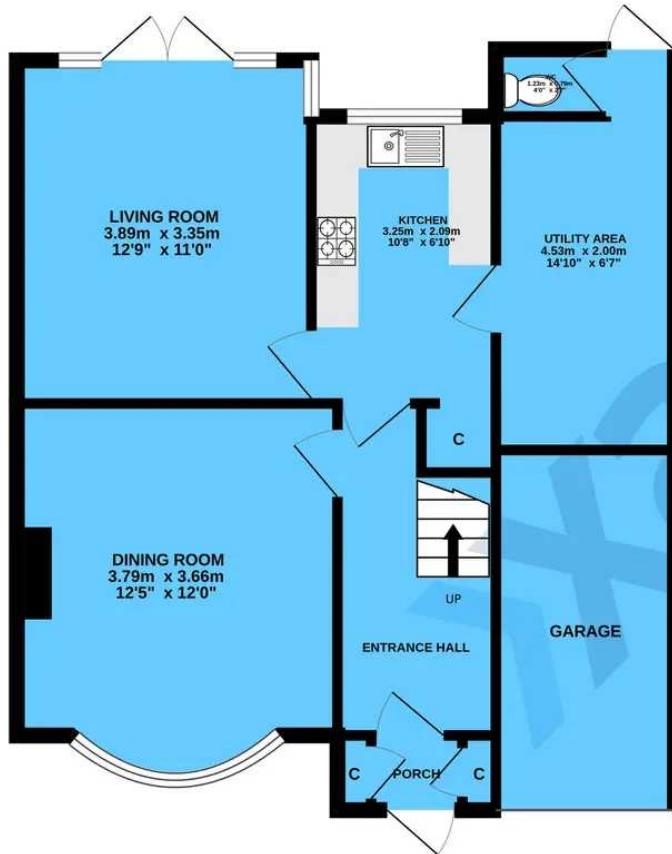
OUTSIDE THE PROPERTY

GARAGE

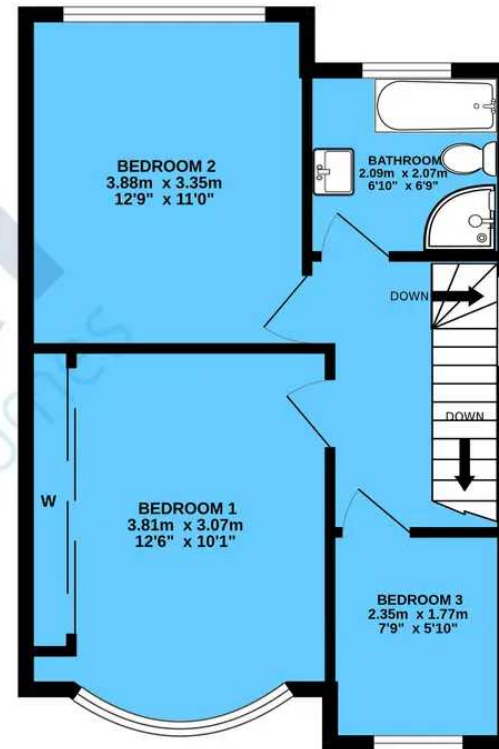
LARGE GARDEN



GROUND FLOOR
59.5 sq.m. (640 sq.ft.) approx.



1ST FLOOR
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA: 101.4 sq.m. (1091 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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