



smarthomes

Thurlston Avenue

Solihull, West Midlands, B92 7NZ

- An Extended & Well Presented Semi Detached Family Home
- Three Bedrooms
- Four Piece Family Bathroom
- South Facing Rear Garden

Offers Over

£325,000

EPC Rating - 50

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 block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, tiled flooring and glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard, feature wood effect flooring and doors leading off to

Versatile Reception Room/Play Room to Front

18' 6" x 6' 6" (5.64m x 1.98m) With double glazed window to front elevation, two ceiling light points, radiator, roof lantern and door leading through to utility



Dining Room to Front

12' 0" x 11' 6" (3.66m x 3.51m) With double glazed bay window to front elevation, feature panelling to walls, wood effect flooring, ceiling light point, radiator and archway leading through to

Extended Lounge to Rear

11' 0" x 16' 7" (3.35m x 5.05m) With double glazed windows incorporating French doors leading out to the South facing rear garden, attractive stone fireplace with gas fire, wood effect flooring, ceiling light points and radiator



Extended Kitchen to Rear

16' 8" x 6' 8" (5.08m x 2.03m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for gas cooker with extractor over, radiator, ceiling light points, tiled flooring, double glazed window to rear and door leading into

Utility Room to Rear

6' 8" x 10' 7" (2.03m x 3.23m) With fitted base and wall unit, space and plumbing for washing machine, work surface with inset sink, tiled flooring, ceiling light point, sky-light, UPVC double glazed door to rear garden and door to



Guest WC

With obscure double glazed window to rear, low flush WC, tiled flooring and ceiling light point

Accommodation on the First Floor

Landing

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



Bedroom One to Front

12' 0" x 12' 4" (3.66m x 3.76m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 10" x 11' 0" (3.91m x 3.35m) With double glazed bay window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

6' 0" x 7' 6" (1.83m x 2.29m) With double glazed window to front elevation, radiator and ceiling light point

Four Piece Family Bathroom to Rear

6' 11" x 7' 6" (2.11m x 2.29m) Being fitted with a four piece white suite comprising; freestanding claw foot bath with centralised mixer tap, low flush WC, vanity wash hand basin and shower cubicle with feature shower, with tiling to walls and floor, obscure double glazed window to rear, ceiling light point and extractor



South Facing Rear Garden

Being mainly laid to lawn with block paved patio, paved pathway, fencing to boundaries, gravel border and mature trees

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 - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.