

## 2 Pebworth Avenue

*Solihull, B90 4YR*





# FOUR BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Four Bedrooms + Family Bathroom/wc
- Spacious Lounge
- Superb Dining Kitchen
- Conservatory
- Cul de Sac Position
- Sought After Location
- Garage & Driveway
- Guest Cloakroom/Wc
- Gas Central Heating & Double Glazing

## ACCOMMODATION

A beautifully presented four bedroom detached residence enjoying a cul de sac position within a sought after area. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; entrance hall, guest doakroom/wc, spacious lounge. superb dining kitchen, conservatory, first floor landing, four bedrooms, family bathroom/wc, fore garden, driveway, garage and good sized rear garden.



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**ENTRANCE HALL**

**GUEST CLOAKROOM/WC**

**LOUNGE**

**15' 1" x 13' 7" (4.6m x 4.14m)**

**SUPERB DINING KITCHEN**

**16' 0" x 12' 2" (4.88m x 3.71m)**

**CONSERVATORY**

**11' 9" x 10' 0" (3.58m x 3.05m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**12' 10" x 10' 4" (3.91m x 3.15m)**

**BEDROOM TWO**

**10' 4" x 8' 10" (3.15m x 2.69m)**

**BEDROOM THREE**

**9' 4" x 6' 4" (2.84m x 1.93m)**

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**BEDROOM FOUR**

**9' 6" max 6' 6" min x 6' 4" (2.9m  
1.98m x 1.93m) storage cupboard**

**FAMILY BATHROOM/WC**

**FORE GARDEN**

**DRIVEWAY**

**GARAGE**

**GOOD SIZED ENCLOSED REAR  
GARDEN**





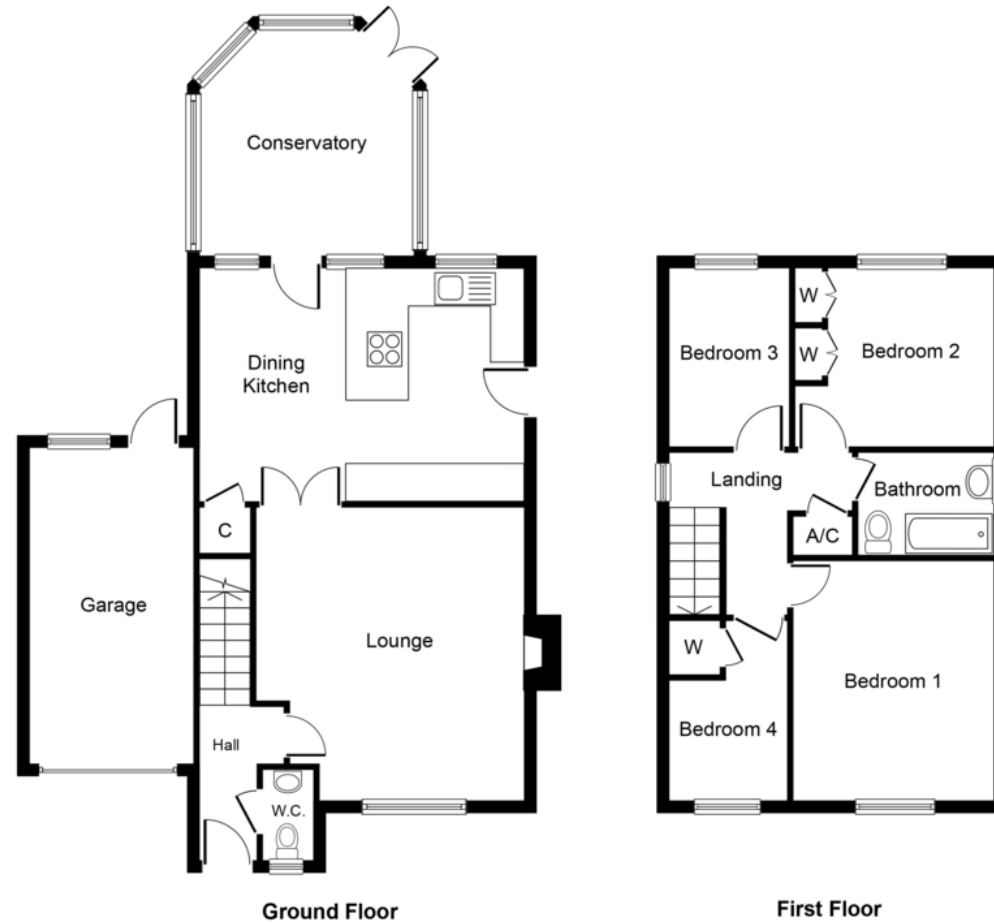




**Asking Price Of £499,950**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



**Approx. Gross Internal Floor Area 1,230 sq. ft. (114.3 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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