



Brookvale Road, Solihull

Guide Price £450,000

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SALES & LETTINGS



PROPERTY OVERVIEW

Situated in the most convenient location, a fantastic opportunity to purchase this impressive three bedroom semi detached, which must be viewed internally to be appreciated. The property has been vastly modernised and improved by its present owners and benefits from gas central heating, double glazing and has the added attraction of a luxury fitted kitchen/dining/family room with bi-fold doors heading out to a South facing rear garden. The accommodation in more detail comprises of: enclosed porch, impressive entrance hall, guest cloakroom, dining room, living room, large extended kitchen/dining/family room, utility room, three bedrooms, luxury bathroom, garage/store and South facing rear garden.



- Impressive Extended Three Bedroom Semi Detached
- Vastly Modernised & Improved By Its Present Owners
- Immaculately Maintained Throughout
- Internal & Early Viewing Essential
- Two Reception Rooms
- Luxury Fitted Kitchen/Dining/Family Room
- South Facing Rear Garden
- On Drive Parking For Two/Three Vehicles



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.

Council Tax band: D

Tenure: Freehold

PORCH

7' 3" x 3' 1" (2.21m x 0.94m)

ENTRANCE HALL

16' 3" x 6' 6" (4.95m x 1.98m)

WC

7' 10" x 4' 11" (2.39m x 1.50m)

DINING ROOM

16' 1" x 12' 10" (4.90m x 3.91m)

LIVING ROOM

16' 4" x 12' 10" (4.98m x 3.91m)

KITCHEN/DINING/FAMILY ROOM

21' 4" x 15' 0" (6.50m x 4.57m)

UTILITY ROOM

11' 3" x 6' 4" (3.43m x 1.93m)



**FIRST FLOOR****BEDROOM ONE**

16' 2" x 12' 8" (4.93m x 3.86m)

BEDROOM TWO

16' 3" x 12' 9" (4.95m x 3.89m)

BEDROOM THREE

8' 11" x 6' 6" (2.72m x 1.98m)

BATHROOM

8' 9" x 7' 9" (2.67m x 2.36m)

TOTAL SQUARE FOOTAGE

137 sq.m (1475 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE/STORE**

7' 9" x 6' 9" (2.36m x 2.06m)

ON DRIVE PARKING FOR TWO/THREE VEHICLES**SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Two Miele integrated ovens, Miele integrated hob, AEG fridge, Neff dishwasher, all carpets and blinds and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - with ladder.

MONEY LAUNDERING REGULATIONS

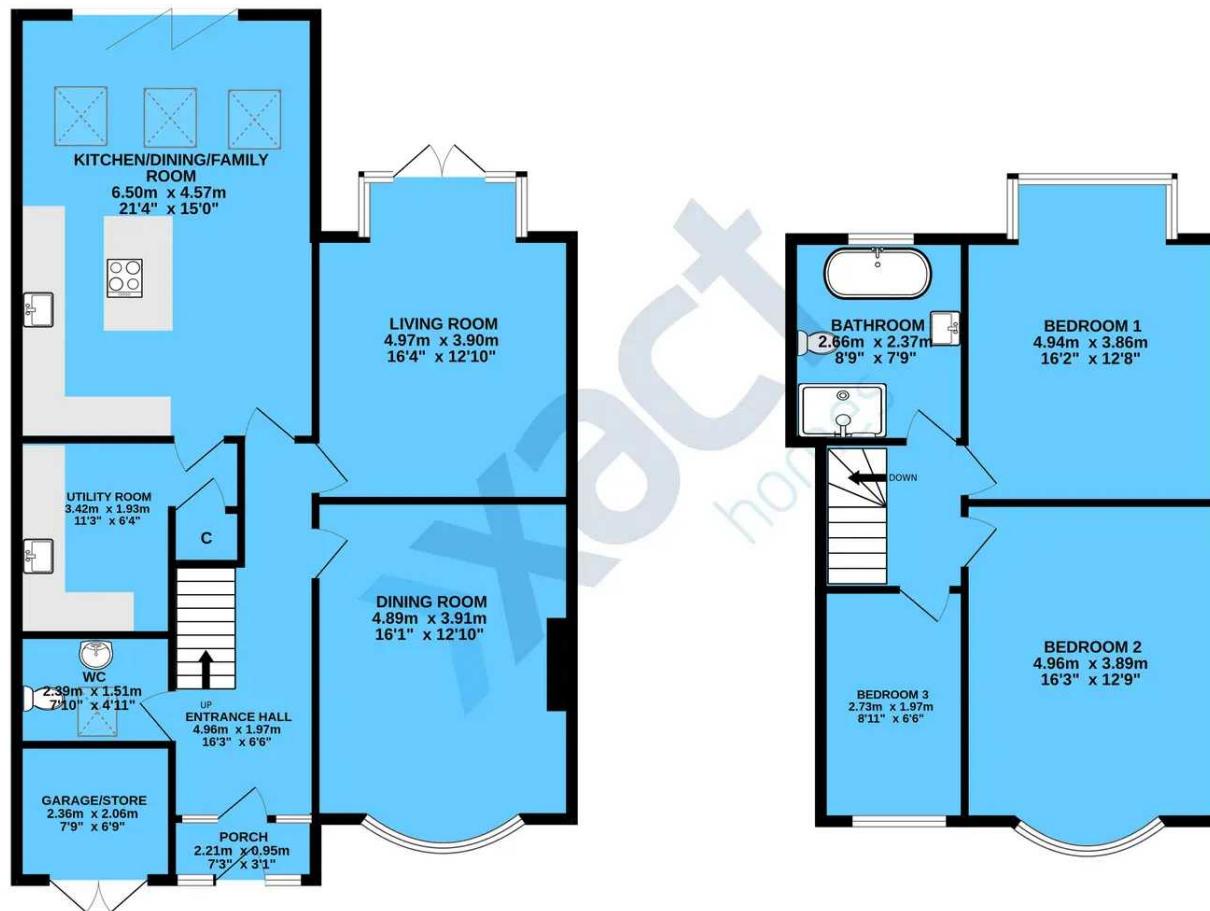
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 137.0 sq.m. (1475 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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