



**57 Brean Avenue, South Yardley, B26 1JS**

**Offers Around £230,000**

A Traditional Style Three Bedroom Semi-Detached House Within Solihull MBC Set In A Quiet Cul De Sac Benefiting From UPVC Double Glazing, Gas Central Heating, Driveway Parking And Garage To Rear

- Enclosed Porch
- Hall
- Through Living Room
- Kitchen
- Utility Area
- Three Bedrooms
- Shower Room
- Driveway Parking
- Rear Garden
- Garage To Rear

Brean Avenue leads just off Gilberstone Avenue and is within Metropolitan Borough of Solihull and under their authority. Gilbertstone Avenue in turn joins the A45 Coventry Road which provides access to the city centre of Birmingham or travelling in the opposite direction to junction 6 of the M42 motorway where one will find the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Marcot Road runs parallel to Brean Avenue and this in turn joins Wagon Lane which gives access to the A41 Warwick Road via Richmond Road and at this junction one will find Olton Railway Station providing services to Birmingham and beyond.

This traditional style semi-detached property is set back from the road behind a part pebbled driveway leading to the accommodation.

### Enclosed Porch

UPVC entrance door with obscure sealed unit double glazed pane, further Composite style entrance door with obscure UPVC sealed unit double glazed side windows to hallway.

### Hallway

Stairs to first floor, obscure UPVC sealed unit double glazed window to side, central heating radiator, doors to living room and kitchen.

### Living Room 22'2" x 9'11" max (6.76m x 3.02m max)



UPVC sealed unit double glazed bay window to front, brick style chimney surround with hearth and matching side plinths incorporating a log burner, two central heating radiators, double glazed patio doors to rear garden.

### Kitchen 10'9" x 5'11" (3.28m x 1.80m)



Range of wall, drawer and base units with work surface over, sink unit with drainer and mixer tap, central heating radiator, UPVC sealed unit double glazed window to rear, door to utility area.

### Utility Area 11'10" x 5'7" / 9'10" (3.61m x 1.70m / 3.00m)

Space and plumbing for washing machine, door to front and door to rear garden.

## Landing

Obscure UPVC sealed unit double glazed window on the turn, access to loft space, doors to three bedrooms and shower room.

## Bedroom 1 9'11" x 9'11" (3.02m x 3.02m)



UPVC sealed unit double glazed bay window to front, central heating radiator.

## Bedroom 2 12'5" into window x 9'8" (3.78m into window x 2.95m)



UPVC sealed unit double glazed bay window to rear, central heating radiator, fitted wardrobes with cupboards above.

## Bedroom 3 6'8" x 6'1" (2.03m x 1.85m)

UPVC sealed unit double glazed bow window to rear, central heating radiator.

## Shower Room



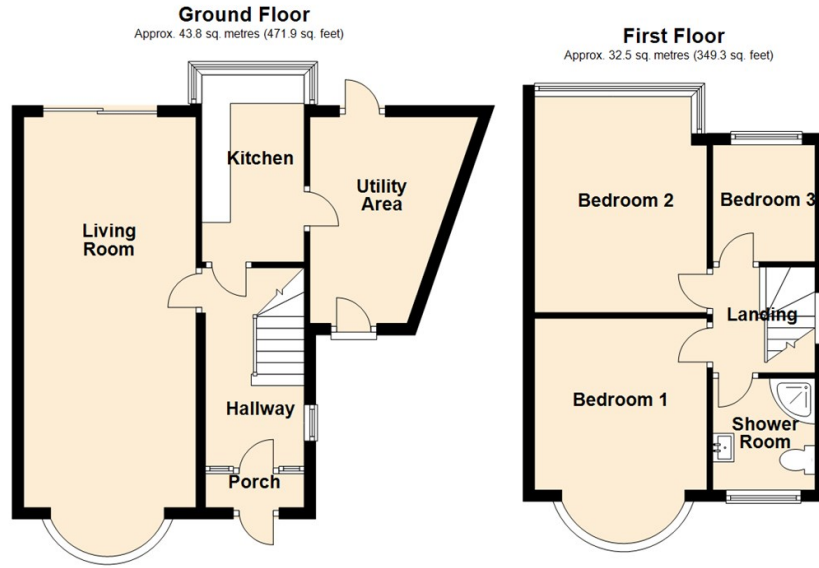
Modern suite of corner shower cubicle with sliding door and mains shower, low flush WC, wash hand basin with mono mixer tap and vanity drawers beneath, floating wall cupboard, tiling to full height, central heating radiator, obscure UPVC sealed unit double glazed window to front.

## Outside



The rear garden has a patio area, remainder laid mainly to lawn, fenced boundaries and rear garage accessed via a rear driveway.

# Floor Plan



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

### LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, under the railway bridge and at the second set of traffic lights turn right into Richmond Road. Continue along Richmond Road which leads into Wagon Lane and take the third turning on the left into Marcot Road. At the end of Marcot Road turn left into Gilbertstone Avenue and left into Brean Avenue where the property will be found towards the head of the cul de sac.

**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

### VIEWING

By appointment only please with the Solihull office on 0121 711 1712

### FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

42 Poplar Road, Solihull, West Midlands, B91 3AB

Tel: 0121 711 1712 Email: post@melvyndanes.co.uk www.melvyndanes.co.uk