



20 BURLISH AVENUE, SOLIHULL, B92 8BF

OFFERS IN EXCESS OF £385,000

- **Modern Style Detached House**
- **Four Bedrooms**
- **Conservatory**
- **Driveway Parking**
- **Walking Distance of Train Station**
- **Stylish Interior**
- **Ensuite Accommodation**
- **Side Garage**
- **Pretty Rear Garden**
- **Well Maintained**

Burlish Avenue leads off Ulverley Green Road which is sited just off the A41 Warwick Road within walking distance of Olton Railway Station offering services to Birmingham and beyond. Frequent bus services operate from here to the city centre of Birmingham, via Acocks Green, or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull.

Solihull offers an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

There is easy access via Solihull Bypass to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is set back from the road behind a driveway with side foregarden and pathway leading upto:

Canopy Porch

Canopy porch with tiled floor and UPVC double glazed entrance door with leaded lights leading into:

Hallway

Stairs to first floor, radiator, doors to lounge, kitchen and:

Guest Cloakroom

Having a hand wash basin, low flush wc, tiled splashback, radiator and an obscure UPVC double glazed window to front.

Lounge

16'8" x 11'7" max (5.08m x 3.53m max)



UPVC double glazed window to front, fire surround with a marble effect hearth and gas fire, radiator and double opening doors leading to:

Dining Room

12'6" x 9'0" (3.81m x 2.74m)



Radiator, door to kitchen and sliding door to:

Conservatory

10'2" x 8'11" (3.10m x 2.72m)



UPVC double glazed window surround with matching french doors to garden and a tiled floor.

Kitchen

13'6" x 8'7" (4.11m x 2.62m)

Fitted with a range of cream fronted wall, drawer and base units with work surface over, sink with drainer and extendable hose tap, tiled splashbacks, wall mounted Potterton central heating boiler, pantry cupboard, UPVC double glazed window to rear and matching door leading to the garden.

Landing

Stairs from ground floor with a UPVC double glazed window on the turn, access to the loft, airing cupboard with shelving and doors leading to:

Bedroom One
10'10" x 10'10" (3.30m x 3.30m)



UPVC double glazed window to the rear, radiator and door to:

En-suite Shower Room

Suite comprising shower cubicle with pivotal door and an electric shower, a pedestal hand wash basin, low flush toilet, tiled splashbacks, radiator and an obscure UPVC double glazed window to the side.

Bedroom Two
10'10" x 9'9" (3.30m x 2.97m)



UPVC double glazed window to front and radiator.

Bedroom Three
10'5" x 7'1" (3.18m x 2.16m)



UPVC double glazed window to rear and radiator.

Bedroom Four
9'9" x 7'0" (2.97m x 2.13m)

UPVC double glazed window to front and a radiator.

Bathroom



Suite comprising bath with a shower attachment over, pedestal hand wash basin, low flush toilet, tiled splashbacks, radiator and an obscure UPVC double glazed window to the side.

Side Garage

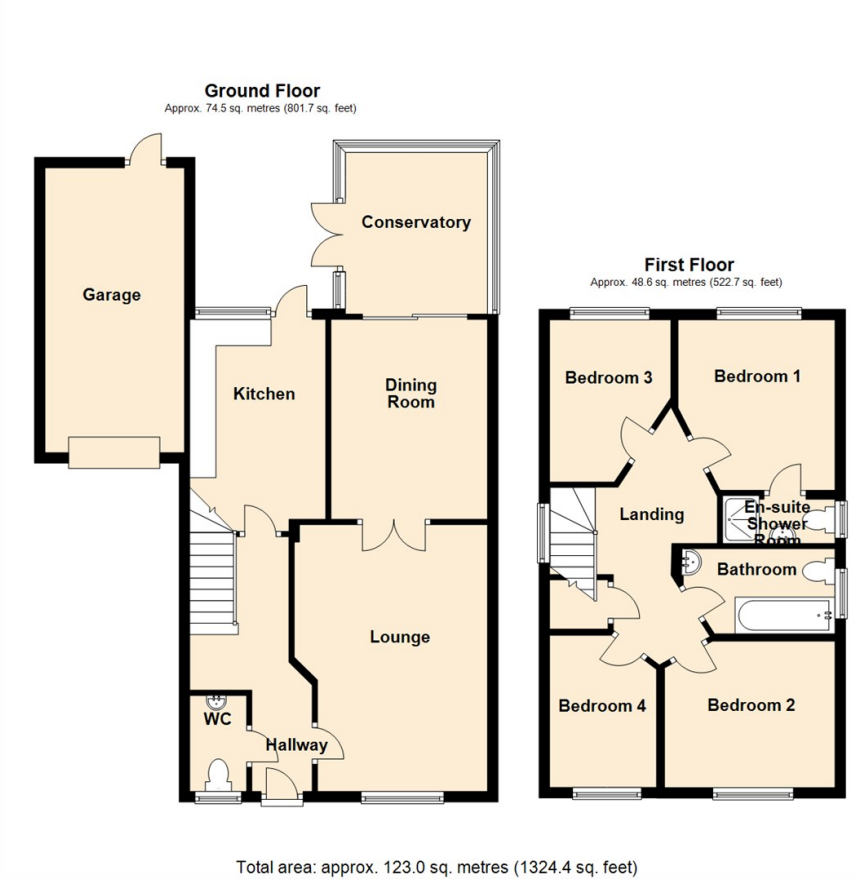
Having an up and over door to the front, space and plumbing for a washing machine, space for a tumble dryer and a pedestrian door to the garden.

Garden

Pretty rear garden with patio, lawn, flower borders and shrubs.

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.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, past the Dovehouse parade of shops, under the railway bridge and at the traffic lights turn right into Ulverley Green Road, under the railway bridge then at the mini traffic island turn right into Burlish Avenue where the property will be found on the right hand side.

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 | | 83 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |