



16 MOORDOWN AVENUE, SOLIHULL, B92 8QR

OFFERS OVER £275,000

- SEMI DETACHED HOUSE
- THROUGH LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- WELL PRESENTED
- DRIVEWAY PARKING
- THREE BEDROOMS
- KITCHEN
- UPSTAIRS BATHROOM
- LONG REAR GARDEN
- GARAGE STORE

Moordown Avenue is ideally placed for local shops and Olton Railway Station which is approximately 1 mile away offering services to Birmingham and beyond. Frequent bus services operate from the railway station providing access to the city centre of Birmingham, via Acocks Green, or towards the town centre of Solihull where one will find an excellent array of shopping facilities including those along the High Street and within the Touchwood development which hosts a multi-screen cinema, a wide choice of restaurants and access to Solihull Arts Complex. Moordown Avenue joins Castle Lane which in turn joins the A41 Warwick Road, via Ulverley Green Road, and Hobs Moat Road where one will find further shopping facilities, Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library and doctors surgery.

Hobs Moat Road joins the A45 Coventry Road in Sheldon which gives access to the city centre of Birmingham or in the opposite direction to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The property is set back from the road behind a block paved driveway with brick retaining wall affording parking for multiple vehicles leading to the accommodation.

Enclosed Porch

UPVC double glazed door with side windows and further UPVC double glazed leaded entrance door with matching side windows leading to:

Hallway

Stairs to the first floor, understairs storage cupboard, central heating radiator, door to kitchen and door to living room and door to:

Shower Room



Ground floor extension to incorporate a modern shower room including a double shower tray with sliding doors and a mains shower over, circular glass top sink unit with mono mixer tap and curved drawer unit beneath, concealed cistern low flush toilet, vertical central heating radiator, ladder style towel rail, anti slip flooring, being fully tiled, obscure UPVC double glazed window to the front.

Living Room 23'8" x 12'8" max (7.21m x 3.86m max)



UPVC double glazed bay window to front, UPVC double glazed patio doors to the rear, brickette style fire place with display niches, side plinths and built in cupboards, central heating radiator.

Kitchen

9'3" x 7'10" (2.82m x 2.39m)



Fitted with a range of wall, drawer and base units with work surfaces over, one and a half bowl sink unit with drainer and mixer tap, space and plumbing for a washing machine, space for gas cooker, obscure UPVC double glazed window to the rear and an obscure UPVC double glazed window to the side.

Landing

Obscure UPVC double glazed window on the turn, access to the loft with pull down ladder.

Bedroom 1

12'2" x 11'3" into the wardrobes (3.71m x 3.43m into the wardrobes)

UPVC double glazed window to front, fitted wardrobes with sliding mirrored doors, central heating radiator.

Bedroom 2
11'3" x 9'3" to front of wardrobes (3.43m x 2.82m to front of wardrobes)



UPVC double glazed window to the rear, fitted wardrobes with mirrored sliding doors.

Bedroom 3
8'3" x 7'6" (2.51m x 2.29m)



UPVC double glazed window to front, cupboard over the stair recess, central heating radiator.

Bathroom



Bath with mains shower over, pedestal hand wash basin, low flush toilet, being fully tiled, extractor fan, central heating radiator, obscure UPVC double glazed windows to rear and side.

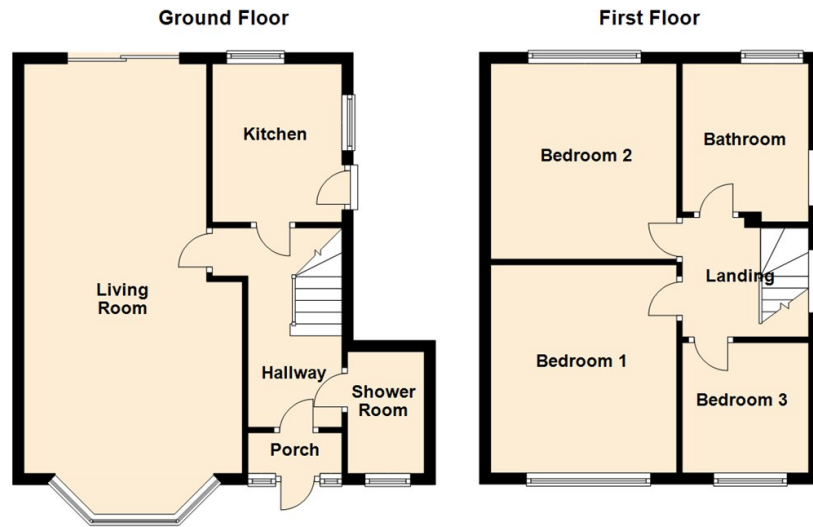
Garden



Lengthy rear garden with a paved patio and the remainder laid mainly to lawn with fenced boundaries and shrubbery display. There is also access to a detached garage 17'0" x 8'0" with metal side hung doors, power and lighting used for storage.

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

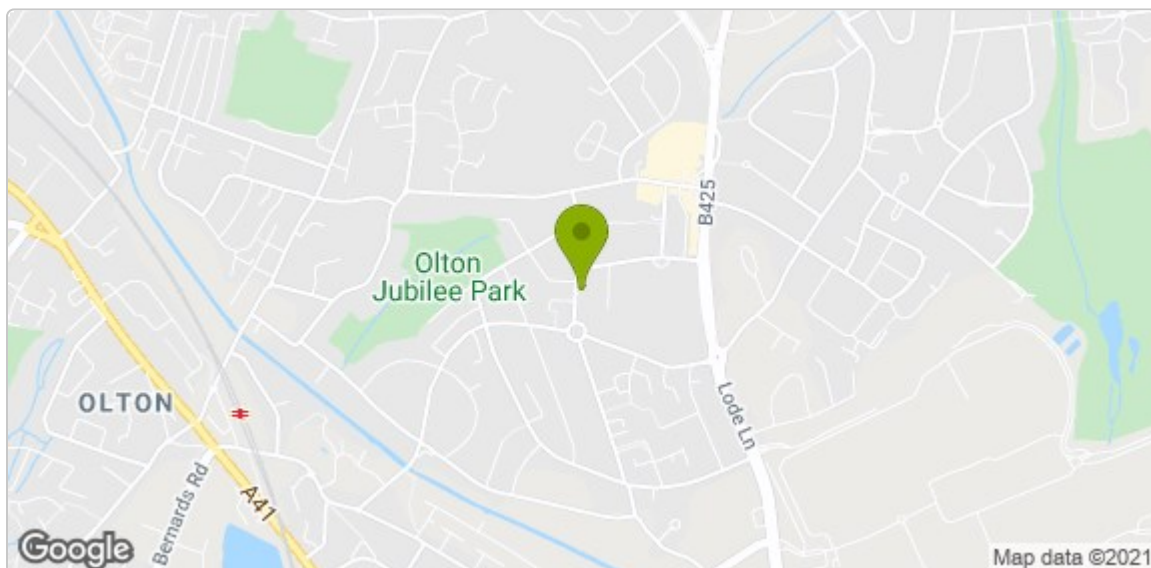
Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn left into Castle Lane. Continue along Castle Lane to the traffic island and turn right into Moordown 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

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		80
(81-91) B		
(69-80) C	66	
(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