

8 Grove Avenue, Solihull, West Midlands, B91 2AH

2 Bed House - Terraced

£775 PCM

🔑 Receptions 2

🛏 Bedrooms 2

🚿 Bathrooms 1



- CENTRAL OF SOLIHULL
- TWO RECEPTION ROOMS
- DOUBLE GLAZED (where specified)
- GAS CENTRAL HEATING
- REAR GASRDEN COURT YARD
- FAMILY BATHROOM
- FULLY FITTED KITCHEN



CENTRAL OF SOLIHULL
TWO BED END TERRACED B91
TWO RECEPTION ROOMS
KITCHEN
BATHROOM
REAR GARDEN COURT YARD
GAS CENTRAL HEATING
DOUBLE GLAZED (where specified)

Solihull offers an excellent range of amenities which includes first class 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). In addition, the N.E.C., Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways (mileages approximate).

Approach

Approach off Grove Road in the central of Solihull near Solihull Hospital

Lounge

Bay window to the front, central heating radiator and gas fire with wood surround.

Dining Room

window to the rear, central heating radiator, stairs leading to first floor

Kitchen

Double glazed window to the side, central heating radiator, under the stairs storage, matching base and wall units, work surfaces with splash back tiles above, stainless steel sink and drainer unit, rear door leading to garden

Bedroom one

window to the front of the property, central heating radiator and light point to ceiling.

Bedroom two

Double glazed window to the rear, central heating radiator and light point to ceiling.

Bathroom

Double glazed obscure window to the rear, full sized panel bath with electric shower over, central heating radiator, low level wc and sink unit, storage cupboard housing the boiler

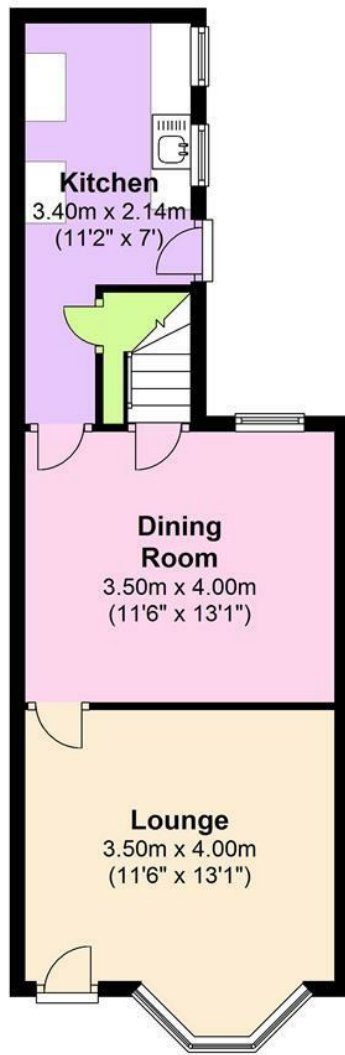
Rear Garden

Small courtyard with brick built out building

Grove Avenue

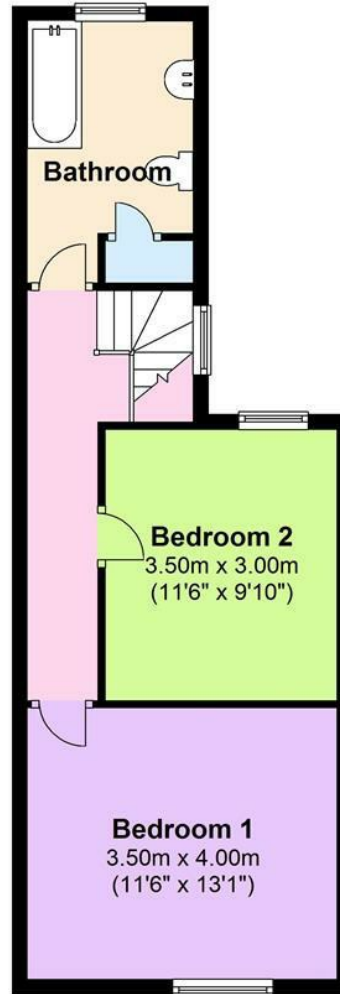
Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)



PROPERTY MISEDSCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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