



# Avenbury Drive, Solihull

## Offers Around £340,000

- END TERRACED HOUSE
- DOWNSTAIRS WC
- THREE BEDROOMS
- REAR GARDEN
- NO UPWARD CHAIN
- LOUNGE
- KITCHEN / DINER
- MAIN BATHROOM
- DRIVEWAY & GARAGE
- CUL - DE - SAC LOCATION

Avenbury Drive is located just off Marsh Lane, forming part of the 'Brueton Manor' Development constructed by Bryant Homes in the 1990's named owing to the close proximity of Brueton Park and being a short distance away from the town centre of Solihull. Marsh Lane links the A41 Warwick Road with Solihull Bypass, both giving access to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

Solihull town centre has an excellent array of shopping facilities, a thriving business community and boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

An ideal location therefore for this end terrace house which is set back from the road behind ample driveway parking and foregarden

### **ENTRANCE HALLWAY**

Access via UPVC double glazed door with canopy over, with ceiling light point, security alarm system and doors leading to WC and lounge

### **DOWNSTAIRS WC / CLOAKROOM**

**4'6" x 2'2" (max) (1.37m x 0.66m (max))**

Having ceiling light point, central heating radiator, low level WC with flush and pedestal sink with mixer tap

### **LOUNGE**

**15' x 16'9" (max) (4.57m x 5.11m (max))**



Having ceiling light point, central heating radiators, telephone and tv points, under stairs cupboard, stairs leading to first floor and door to kitchen

### **KITCHEN / DINER**

**15' x 9'5" (4.57m x 2.87m)**



Having ceiling light points, central heating radiator, dining space and a range of wall, draw and base mounted storage units with work surfaces over, inset sink with mixer tap and drainer, integrated electric oven with gas hob with extractor over, space and plumbing for washing machine, space for fridge / freezer, fully serviced combi boiler in wall cupboard, UPVC double glazed windows to the rear and sliding door to garden

### **BEDROOM ONE**

**11'7" x 8'4" (3.53m x 2.54m )**



Having ceiling light point, central heating radiator, fitted wardrobe and UPVC double glazed window to front

## BEDROOM TWO

10'2" x 8'5" (3.10m x 2.57m)



Having ceiling light point, central heating radiator and UPVC double glazed window to rear

## BEDROOM THREE

8'7" (max) x 6'4" (2.62m (max) x 1.93m)



Having ceiling light point, central heating radiator, over stairs cupboard and UPVC double glazed window to front

## BATHROOM

6'5" x 6'4" (1.96m x 1.93m)



Having ceiling light point, heated towel rail, panelled bath with taps and mains shower over, pedestal sink with taps over and UPVC double glazed window to rear

## LANDING



Having ceiling light point, storage cupboard with shelf, access via pulldown ladder to partly boarded loft space

## GARAGE

Access via garden, with light point, electric socket points and up and over door to front

## REAR GARDEN

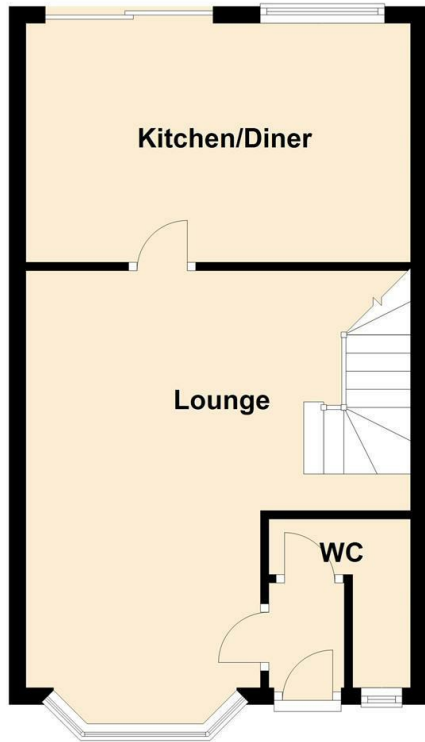


Well maintained garden laid mainly to lawn with patio area, wood chip feature to rear, purpose built brick barbeque, gate to side and fenced surround

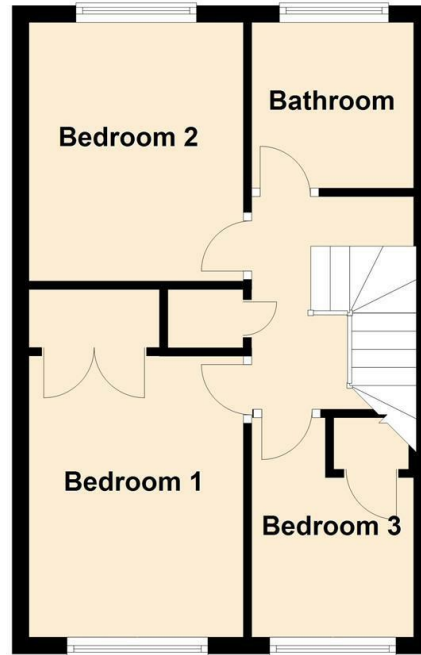
## FLOOR PLAN

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.

### Ground Floor



### First Floor

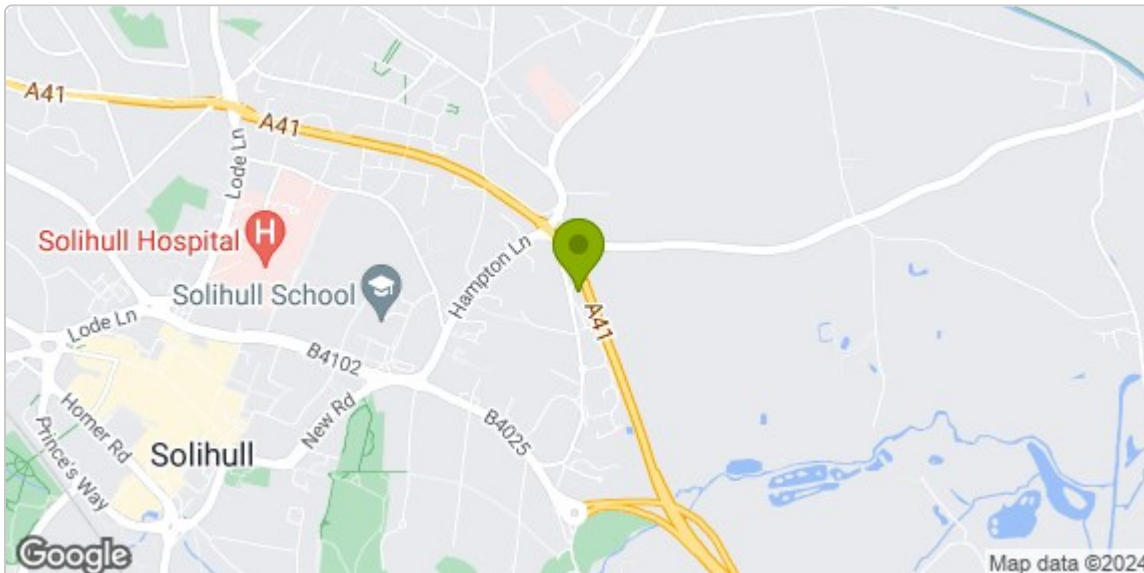


**TENURE:** We are advised that the property is Freehold.

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
36 Avenbury Drive Solihull  
B91 2QZ

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

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