



Brean Avenue, Solihull

Offers Around £265,000

- DRIVEWAY
- HALLWAY
- DINING ROOM
- CONSERVATORY
- BATHROOM
- OPEN PORCH
- LOUNGE
- KITCHEN
- THREE BEDROOMS
- REAR GARDEN

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 tarmacadam driveway leading to the accommodation

OPEN PORCH

HALLWAY

Having recessed lights, stairs rising to first floor landing, laminate flooring and doors to under stair storage, dining room and

LOUNGE

12'8" into bay x 9'11" (3.86m into bay x 3.02m)



Having double glazed bay window to front aspect, recessed and ceiling light point and central heating radiator

DINING ROOM

11'10" x 9'8" (3.61m x 2.95m)



Having recessed lights, central heating radiator, laminate flooring, double doors to conservatory and opening to

KITCHEN

13'10" x 5'11" max (4.22m x 1.80m max)

Having double glazed window to rear aspect, a range of wall and base units with wood worksurface over incorporating stainless steel sink and drainer with mixer tap over, integrated dishwasher, electric oven, built in microwave, four ring gas hob with extractor over, recessed lights and door to side passage

CONSERVATORY

9'5" x 9'3" (2.87m x 2.82m)



Having double glazed sliding doors to rear garden, double glazed windows and wall mounted light

FIRST FLOOR LANDING

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

BEDROOM ONE

12'7" into bay x 9'10" (3.84m into bay x 3.00m)



Having double glazed bay window to front elevation, ceiling light point and central heating radiator

BEDROOM TWO

11'11" x 9'9" (3.63m x 2.97m)



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

BEDROOM THREE

6'9" x 6'0" (2.06m x 1.83m)

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

BATHROOM



Having double glazed window to front elevation, P shaped bath with thermostatic shower over with raindrop head and separate hand attachment, vanity unit with wash hand basin, low level wc, recessed lights, central heating radiator, chrome heated towel rail and extractor fan

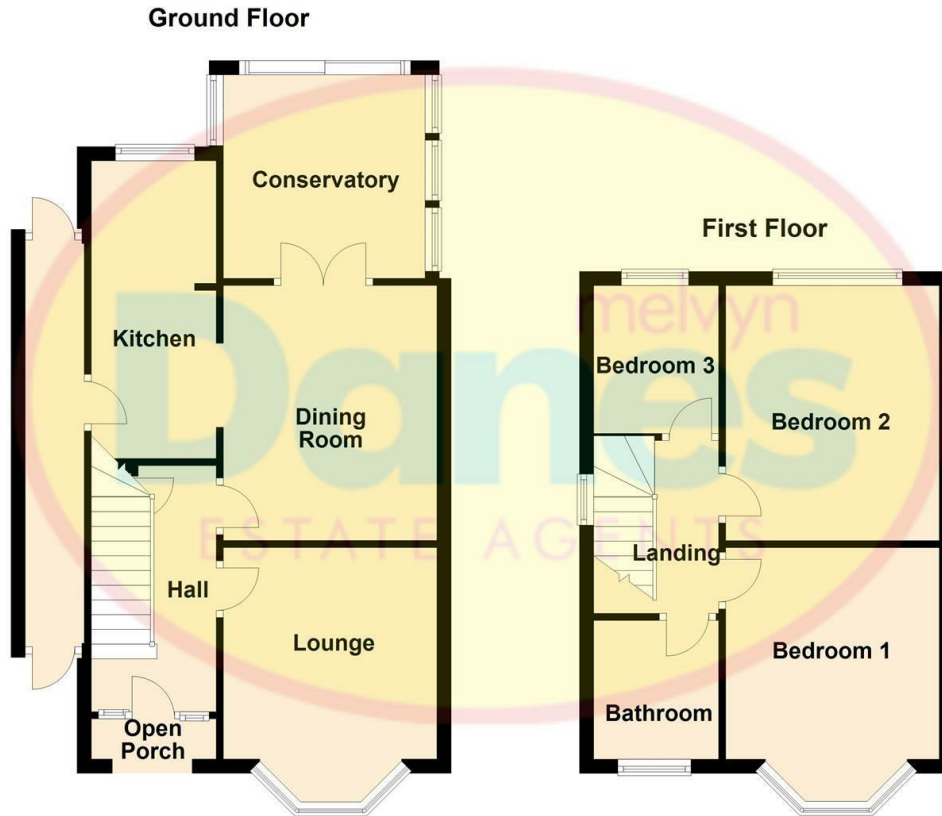
REAR GARDEN



Having paved patio with the rest laid mainly to lawn, gated rear access, outside electric point and outside tap

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.



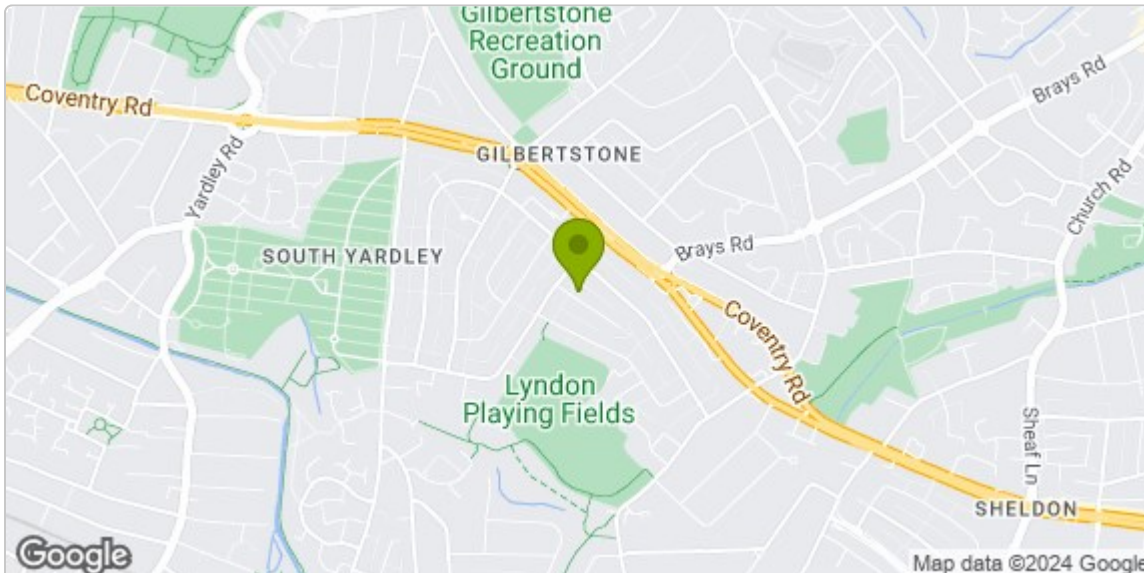
COUNCIL TAX BAND: C

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.



Full Postal Address:
9 Brean Avenue Solihull
Solihull B26 1JS

Council Tax Band: C

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	<div style="text-align: center;"> 88 </div>
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs	
63	
G	
England & Wales	EU Directive 2002/91/EC

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