



**Burlish Avenue, Solihull**

Guide Price £415,000







## PROPERTY OVERVIEW

This impressive four-bedroom detached family home, boasting a NO UPWARD CHAIN, is nestled in a peaceful cul-de-sac ensuring tranquillity and privacy. Upon entering, a welcoming hallway leads to three generously sized reception rooms including a spacious living room, dining room, and a delightful conservatory, providing ample space for entertaining. The fitted kitchen is perfect for culinary enthusiasts, while a guest toilet and garage offer added convenience. Upstairs, the property features four well-appointed bedrooms, with the principal bedroom benefitting from an ensuite, while the remaining bedrooms share access to a family bathroom. Outside, the property offers a sizeable lawn rear garden, complete with a large patio, perfect for alfresco dining and outdoor relaxation, making it an ideal setting for enjoying the fresh air and soaking up the sunshine.



- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Three Spacious Reception Rooms
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Lawn Rear Garden With Patio Seating Area
- Ample Parking & Single Garage





#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood 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) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

#### HALLWAY

#### WC

#### LIVING ROOM

16' 7" x 11' 7" (5.05m x 3.53m)

#### DINING ROOM

12' 4" x 9' 2" (3.76m x 2.79m)

#### CONSERVATORY

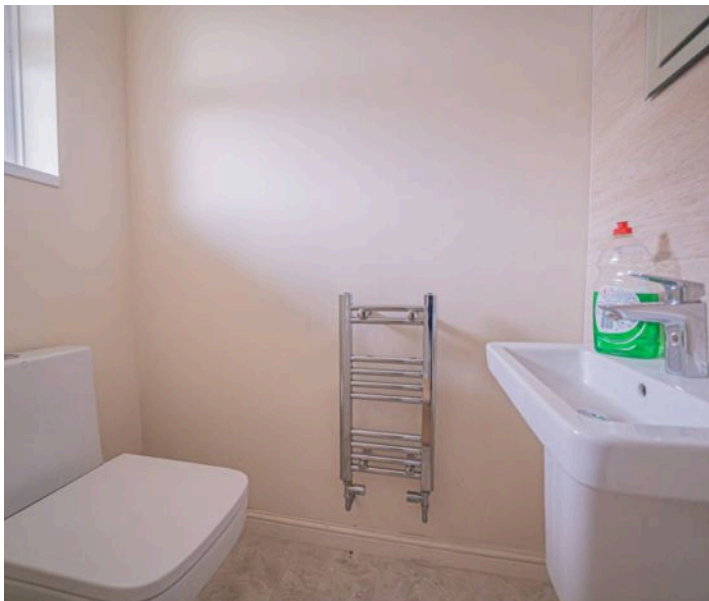
19' 1" x 8' 0" (5.82m x 2.44m)

#### KITCHEN

13' 10" x 8' 7" (4.22m x 2.62m)

#### INTEGRAL GARAGE

17' 9" x 8' 9" (5.41m x 2.67m)







## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 2" x 11' 0" (3.40m x 3.35m)

### **ENSUITE**

7' 9" x 3' 0" (2.36m x 0.91m)

### **BEDROOM TWO**

10' 11" x 9' 9" (3.33m x 2.97m)

### **BEDROOM THREE**

9' 9" x 7' 2" (2.97m x 2.18m)

### **BEDROOM FOUR**

10' 11" x 7' 3" (3.33m x 2.21m)

### **SHOWER ROOM**

10' 3" x 8' 2" (3.12m x 2.49m)

### **TOTAL SQUARE FOOTAGE**

121.7 sq.m (1310 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

**SIZEABLE GARDEN WITH LARGE PATIO AREA**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, solar panels, all blinds and light fittings, CCTV, car charging point (fitted in 2018) and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

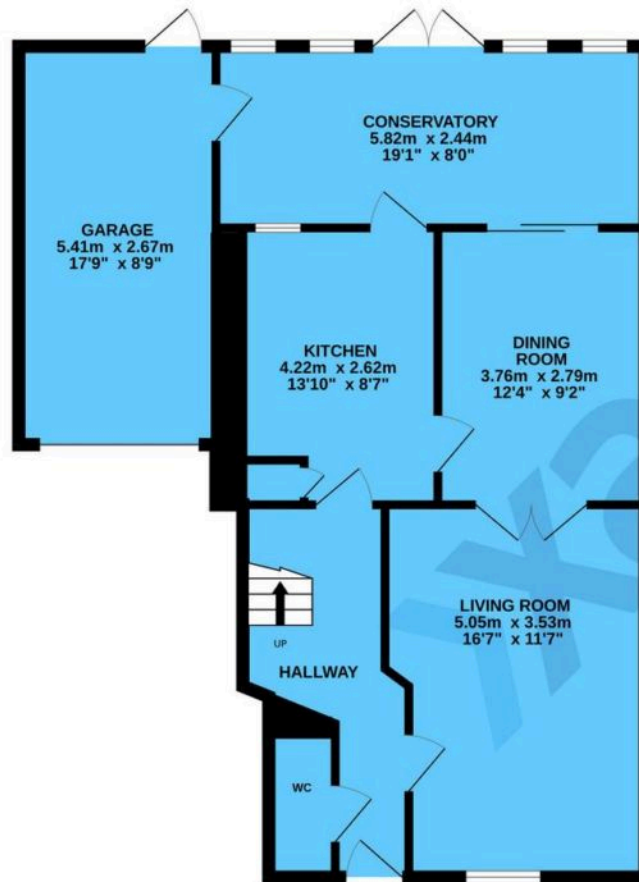
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

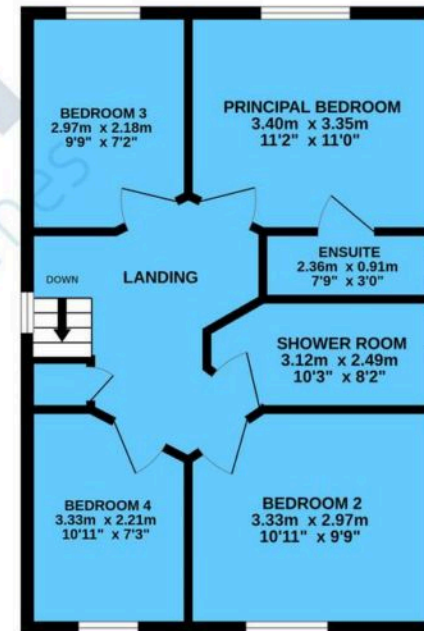




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 121.7 sq.m. (1310 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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