



Burlish Avenue, Solihull

Guide Price **£245,000**

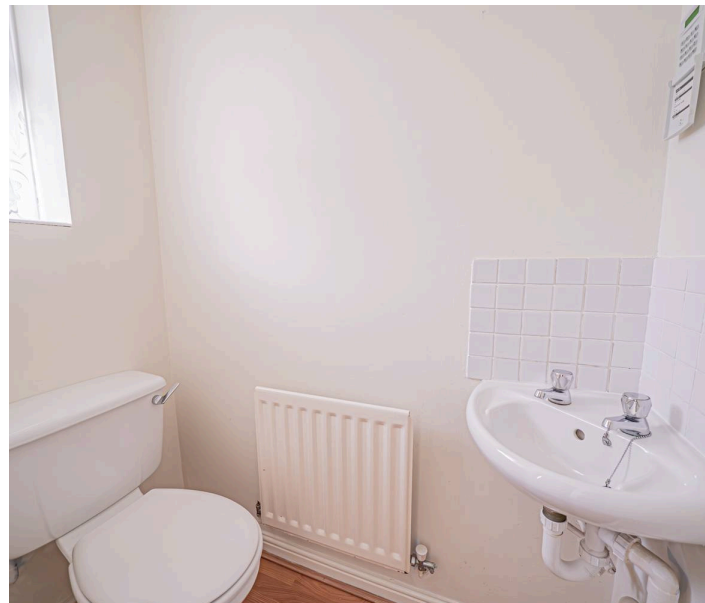




PROPERTY OVERVIEW

Located on a peaceful cul-de-sac just a stone's throw away from a plethora of local amenities, this charming two-bedroom mid-terrace property presents a wonderful opportunity for first-time buyers and investors alike. With the added benefit of no upward chain, this home offers a seamless and stress-free move.

Upon stepping through the entrance hallway, you are greeted by a guest cloakroom, providing convenience for visiting guests. The fitted kitchen boasts ample storage space, perfect for storing culinary essentials and keeping the heart of the home organised. Moving through, the spacious living/dining room is flooded with natural light, creating a warm and inviting atmosphere. Double doors lead out to a patio seating area, ideal for al fresco dining or simply relaxing outdoors.



Ascending the stairs, you will find two generously sized double bedrooms, both serviced by a well-appointed family bathroom. Fitted wardrobes in the principal bedroom provide ample storage, ensuring a clutter-free living space and adding to the overall functionality of the home.

Outside, the property boasts a delightful rear garden featuring a patio seating area - perfect for enjoying a morning coffee or evening drink. A well-maintained lawn area provides a green space for outdoor activities, creating a tranquil oasis in which to unwind or entertain guests.



In summary, this property offers a harmonious blend of comfort, convenience, and practicality, making it a truly desirable abode for those seeking a charming home in a convenient location. With its welcoming ambience, modern amenities, and appealing outdoor space, this residence represents a delightful opportunity to establish roots in a thriving community. Don't miss your chance to make this house your home - schedule a viewing today and experience the appeal of this lovely property for yourself.

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: C

Tenure: Freehold





- Two Bedroom Mid-Terrace Home Located On A Quiet Cul-De-Sac Near Local Amenities
- No Upward Chain
- Ground Floor Consists Of Entrance Hallway, Guest Cloakroom, Fitted Kitchen, And Spacious Living / Dining Room With Patio Access
- Two Double Bedrooms, Both Served By A Family Bathroom, With Principal Bedroom Boasting Fitted Wardrobes
- Rear Garden With Patio Seating Area And Well Maintained Lawn
- Suitable For First-Time Buyers And Investors



ENTRANCE HALLWAY

WC

KITCHEN

9' 8" x 6' 7" (2.95m x 2.00m)

LIVING / DINING ROOM

13' 4" x 13' 3" (4.07m x 4.05m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 3" x 10' 0" (4.05m x 3.06m)

BEDROOM TWO

13' 3" x 9' 7" (4.05m x 2.91m)

BATHROOM

9' 9" x 6' 5" (2.98m x 1.95m)

TOTAL SQUARE FOOTAGE

65.8 sq.m (708 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.

Loft – partially 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.

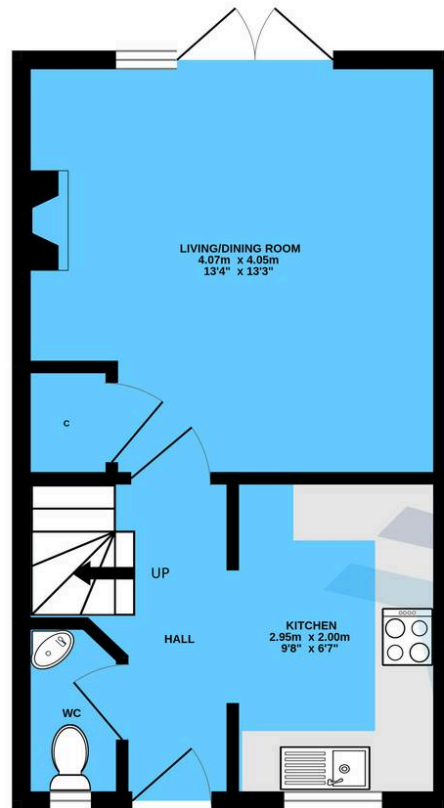
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

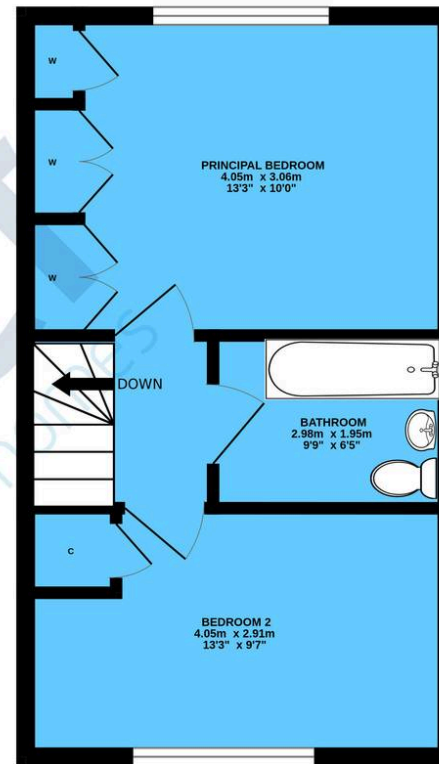
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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 : 65.8 sq.m. (708 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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