



31 Witley Avenue, Solihull, B91 3JD

Price Guide **£510,000**

- Extended Five Bedroom Property
- Family Dining Kitchen
- Tudor Grange Catchment
- Two Reception Rooms
- Two En Suites + Family Bathroom
- Large Garden (Approx 240 ft)
- Walking distance to Town Centre
- Energy Performance Rating - C

0121 709 3300

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31 Witley Avenue offers a rare opportunity to purchase a superbly presented extended five bedroom traditionally built residence that has been substantially enlarged and improved by the current owners. There is spacious accommodation over three floors that would suit a growing family conveniently located within walking distance of the town centre and catchment for Tudor Grange Academy. The accommodation briefly comprises hall way, cloakroom/wc, two reception rooms, extended dining kitchen, utility, master bedroom with en suite, four further bedrooms (one en suite), family bathroom, large mature garden (approx 240 feet) single garage and driveway.

APPROACH

Via a deep tarmac driveway that enables ample off road parking for several vehicles with dwarf retaining walls leading to a covered storm porch entrance with external light, oak front door to:

ENTRANCE HALL

Oak/parquet flooring, single panel radiator, wall light point, stripped pine doors to cloakroom/wc, dining room, extended rear lounge, family kitchen, stairs rising to first floor landing.

CLOAKROOM/WC

Low level flush wc, pedestal wash hand basin, complementary tiling to splash prone areas, two ceiling light points, extractor fan, storage for cloaks/shoes, UPVC double glazed leaded window to front aspect.

DINING ROOM

13' 3" (4.04M) X 11' 5" (3.48M)

Original ornamental fireplace with decorative tiled hearth, single panel radiator, ceiling light point, decorative ceiling coving, BT telephone point, TV aerial point, UPVC double glazed leaded window to front aspect.

EXTENDED LOUNGE/FAMILY ROOM

22' 6" (6.86M) X 11' 5" (3.48M)

Victorian style fireplace with coal effect gas fire and tiled hearth, decorative picture rail, ceiling light point, two wall light points, single panel radiator, two sun tunnels, TV aerial point, UPVC double glazed French doors to rear garden.

FITTED KITCHEN/DINER

17' 8" (5.38M) X 17' 5" (5.31M)

A comprehensively fitted antique oak style kitchen comprises a range of wall and base units with black granite work surface with upstands and splash back, lighting under units, provision for gas range style cooker (by separate negotiation) with extractor hood over, Belfast sink with Victoria style tap, integrated dishwasher, full height pull out drawers with pan drawer, matching glass display unit and wine store, single panel radiator, provision for American style fridge freezer (by separate negotiation), ceramic floor tiling, ceiling spot lights, two sun tunnels, UPVC double glazed window French door, stripped pine door to under stairs cupboard and utility.

UTILITY

7' 7" (2.31M) X 7' 6" (2.29M)

Vaillant combination boiler, space and plumbing for a washing machine, dryer, double panel radiator, ceiling light point, ceramic floor tiling, UPVC double glazed door to side and garage.

FIRST FLOOR LANDING

Doors to all bedrooms, bathroom, stairs rising to second floor, UPVC double glazed window to side aspect, wall light point.



BEDROOM ONE

15' 3" (4.65M) X 11' 5" (3.48M)

Single panel radiator, decorative picture rail, ceiling light point, UPVC double glazed leaded bay window to front aspect.

BEDROOM TWO

11' 5" (3.48M) X 11' 5" (3.48M)

Single panel radiator, ceiling light point, UPVC double glazed window to rear aspect, stripped pine door to:

EN SUITE

7' 8" (2.34M) X 6' 0" (1.83M)

Victorian style reproduction white suite comprises low level flush wc, pedestal wash hand basin, shower enclosure with Mira thermostatic shower over, complementary ceramic tiling to splash prone areas, wood effect flooring, chrome towel radiator, ceiling light point, obscure UPVC double glazed window to rear aspect.

BEDROOM THREE

11' 9" (3.58M) X 7' 6" (2.29M)

Single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

BEDROOM FOUR

9' 4" (2.84M) X 8' 9" (2.67M)

Fitted wardrobe, single panel radiator, ceiling light point, UPVC double glazed window to front aspect.

FAMILY BATHROOM

10' 7" (3.23M) X 7' 5" (2.26M)

A beautifully appointed bathroom comprises a claw foot bath, wash hand basin with vanity unit beneath, low level flush wc, shower enclosure with power shower over, ceramic tiling to splash prone areas, single panel radiator, wood effect flooring, ceiling spot lights, extractor fan, obscure double glazed window to rear aspect.

SECOND FLOOR LANDING

Velux roof light, door to:

MASTER BEDROOM

18' 2" (5.54M) X 14' 6" (4.42M)

Two Velux roof lights to front, UPVC double glazed window to rear aspect, single panel radiator, storage beneath eaves, TV aerial point, fitted triple wardrobes, two ceiling light points, door to:

EN SUITE

5' 7" (1.7M) C 7' 2" (2.18M)

Modern suite with pedestal wash hand basin, low level flush wc, separate shower enclosure with power shower over, ceramic tiling to splash prone areas, chrome radiator, wood effect flooring, ceiling light point, obscure UPVC window to rear aspect.

GARDEN

A substantial established garden of approximately 240 foot that is mostly laid to lawn with full width patio area, further circular patio area, hedgerow screening to both sides, large timber shed to rear, pathway and access to front through side gateway, external water tap, external lighting.

GARAGE

17' 4" (5.28M) X 7' 7" (2.31M)

Double doors to front, power supply and lighting.



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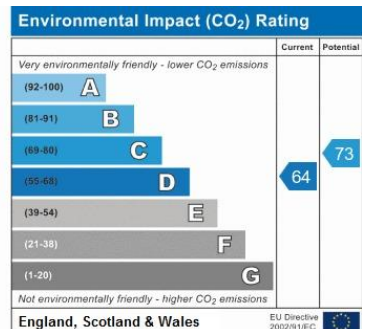
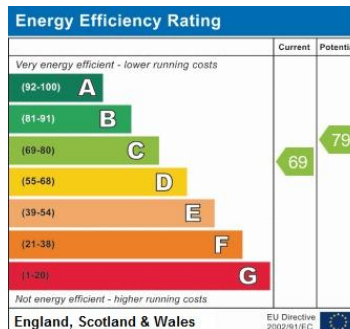
Approximate Gross Internal Area (Excluding Garage) = 188.4 sq m / 2028 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 200.4 sq m / 2161 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



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B750 Printed by Ravensworth 01670 713330

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