



20 Avenbury Drive, Solihull B91 2QZ

Price Guide **£399,950**

- Walking Distance to Town Centre
- Two Double Bedrooms
- Redecorated Throughout
- Single Garage
- Energy Efficiency Rating - D

0121 709 3300

# 20 Avenbury Drive, Solihull B91 2QZ

20 Avenbury Drive is a beautifully presented two bedroom detached Bungalow conveniently located within close proximity to the town centre offering delightful redecorated accommodation that briefly comprises storm porch, entrance hall, spacious lounge/dining room, fitted kitchen, two double bedrooms, bathroom, mature private garden, single garage & offered for sale with no chain.

## APPROACH

The property is set back from the road behind a lawned foregarden with driveway to the side, access to the property is gained via a part glazed door through the;

## ENTRANCE HALL

Trip consumer unit, radiator and door to the;

## SPACIOUS LOUNGE/ DINING ROOM

UPVC double glazed bay window and door to the side passage, two radiators, double glazed bay window to front, door to the inner hallway and kitchen.

## KITCHEN

**10' 0" X 7' 5" (3.05M X 2.26M)**

Fitted base, wall and drawer units, roll top work surfaces, tiled splashbacks, sink drainer unit with mixer tap, UPVC double glazed window to front, built-in electric oven, four ring gas hob and extractor fan over, space for fridge and freezer and plumbing for washing machine



### **INNER HALL**

Loft hatch, airing cupboards and door off to;

### **BEDROOM ONE (REAR)**

**11' 10" TO WARDROBE" X 9' 9" (3.61M X 2.97M)**

UPVC double glazed window to rear, radiator, fitted bedroom suite with ample wardrobes, bedside cabinets and dressing table.

### **BEDROOM TWO (REAR)**

**8' 12" X 7' 8" ((2.74M X 2.34M) INC WARDROBES**

UPVC double glazed window to rear, built-in wardrobes and shelving to side.

### **BATHROOM**

**6' 2" X 6' 0" (1.88M X 1.83M)**

Obscure UPVC double glazed window to side, white suite with low level flush WC, pedestal hand wash basin, panelled bath with Mira shower over, tiled splashbacks, shaver point and heated towel rail.

### **GARAGE**

Up and over door to the driveway, lighting and power.

### **REAR GARDEN**

Enjoying a private aspect to the rear, laid lawn, gated side passage and fencing to side and rear.

### **TENURE**





Approx. Gross Internal Total Floor Area 753 sq. ft. (70.0 sq. m.)



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 Solihull B91 3SX  
 Tel: 0121 709 3300  
 Email: info@bartleys-uk.com

Zoopla.co.uk

Finda Property.com

rightmove.co.uk  
The UK's number one property website

The Property Ombudsman SALES OFT Approved code

Radarhomes.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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