Bartleys
Estate Agents









47 Highwood Avenue, Solihull B92 8QY

Price Guide £395,000

- Extended Traditional Semi Detached
- Three Bedrooms
- Extensive Mature Garden
- Two Reception Rooms
- No Chain
- Energy Efficiency Rating - D

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47 Highwood Avenue, Solihull B92 8QY

A superb opportunity to acquire an extended, traditional, semi-detached residence having a spacious interior that has a spectacular garden and is situated in a popular location being close to Olton train station, local shops and amenities . In brief the property boasts gas central heating UPVC double glazing and comprises, covered porch, entrance hall, two reception rooms, extended kitchen & utility, three bedrooms, bathroom, fabulous established landscaped garden, side garage, driveway parking for vehicles. No Chain.

APPROACH
Via a lawned fore garden and driveway enabling off-road parking which leads to a covered porch with glazed hard wood front door to:-



ENTRANCE HALL
Parquet flooring, single panel radiator, ceiling light point, stairs (with understairs storage cupboard) rising to the first floor landing, doors to reception one, reception two, kitchen and cloakroom / WC.

CLOAKROOM / WC
Low-level flush WC, hand wash basin, tiled floor, single panel radiator, extractor fan, ceiling light point.

FRONT RECEPTION ROOM
14' 9" (4.5M) X 10' 6" (3.2M)
Victorian reproduction fireplace, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



REAR RECEPTION ROOM
13' 5" (4.1M) X 13' 1" (4.0M)
Ornamental fireplace with inset gas fire, ceiling light point, single panel radiator, two wall light points, UPVC double glazed French doors to the garden.

EXTENDED KITCHEN
12' 2" (3.7M) X 9' 2" (2.8M)
A range of mid oak wall and base units with coordinating rolltop worksurfaces, complementary tiling to splash prone areas, integrated 4 ring gas hob and gas oven with concealed extractor fan above, integrated fridge, stainless steel double drainer sink unit with mixer tap over, ceiling spotlights, tiled floor, single panel radiator, UPVC double glazed window and glazed hard wood door to:-



UTILITY ROOM
10' 6" (3.2M) X 5' 7" (1.7M)
A range of mid oak base units with coordinating rolltop worksurfaces, single drain sink unit, space and plumbing for a washing machine and dryer, Worcester combi boiler, tiling to splash prone areas, tiled floor, UPVC double glazed window and UPVC double glazed door to the rear garden, further door to the garage.

FIRST FLOOR LANDING
Loft access to boarded loft with pulldown ladders, UPVC double glazed window to the front aspect, doors to bedroom one, bedroom two, bedroom three and family bathroom.



BEDROOM ONE (FRONT)
14' 9" (4.5M) X 11' 6" (3.5M)
Single panel radiator, ceiling light point, picture rail, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)
13' 5" (4.1M) X 11' 10" (3.6M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (REAR)
8' 10" (2.7M) X 7' 3" (2.2M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

FAMILY BATHROOM
Three-piece suite comprising low-level flush WC, pedestal hand wash basin, panelled bath, shower enclosure with thermostatic shower unit, complementary floor-to-ceiling ceramic tiling, vinyl floor covering, extractor fan, single panel radiator, ceiling light point, obscure UPVC double glazed window to the side aspect.



GARAGE
15' 9" (4.8M) X 7' 10" (2.4M)
Double opening doors, power and lighting.

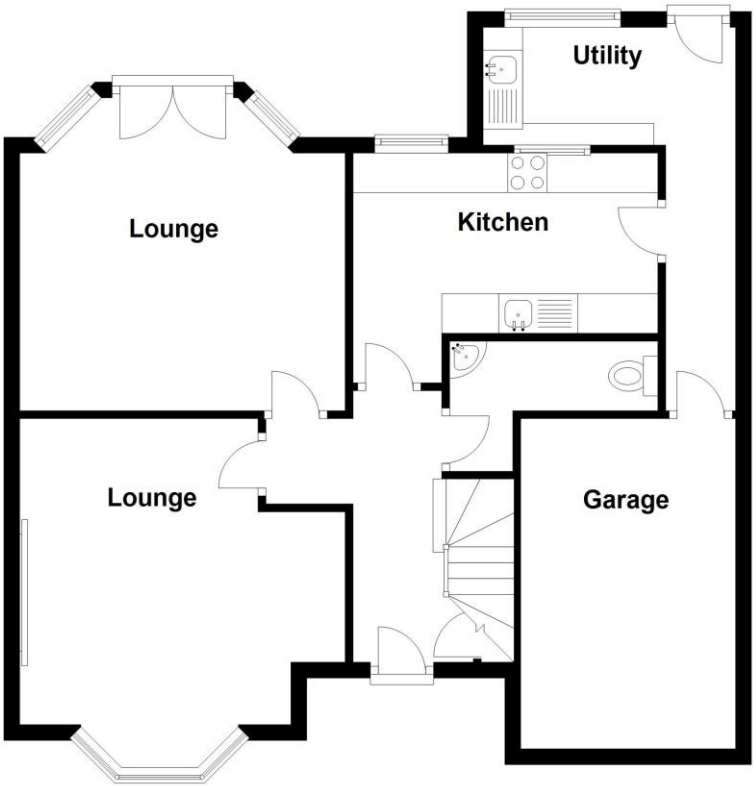
GARDEN
A full width, block paved patio leads to the fabulous, landscaped garden that backs on to local woodland offering a degree of privacy, which is a particular feature of this property. The garden has a wood fence panel perimeter and borders that are well-stocked with plants and shrubs.

TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



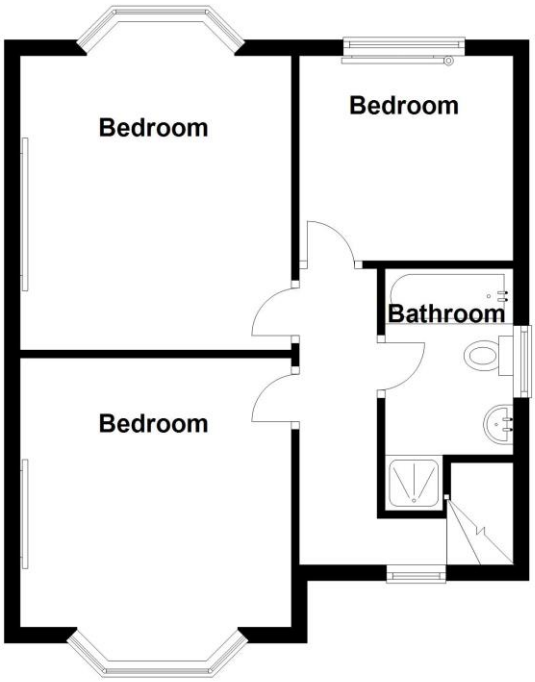
Ground Floor

Approx. 71.1 sq. metres (765.5 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.4 sq. feet)

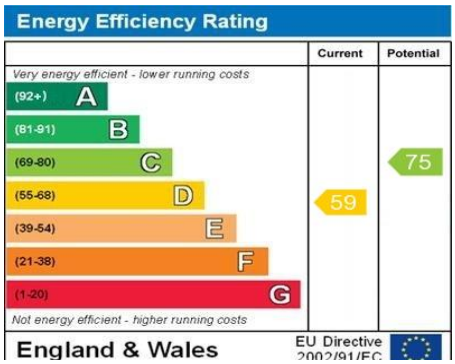


Total area: approx. 114.5 sq. metres (1232.9 sq. feet)

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