Bartleys
Estate Agents









33 Orchard Avenue, Solihull B91 2LS

Price Guide £335,000

- Stunning Extended Kitchen/Diner
- Three Bedrooms
- Walking Distance to Solihull Town Centre
- Off Road Parking
- Detached Garage
- Energy Efficiency Rating - D

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

33 Orchard Avenue, Solihull B91 2LS

A completely refurbished and exceptionally presented, extended, three bedroom, semi-detached property situated within walking distance of Solihull town centre. There is an extended, open plan kitchen with the WOW factor, a detached garage and delightful summer house with log burner located in the garden. There is also a boarded loft with pull down ladder that offers additional storage. The accommodation comprises hall, cloakroom/WC, sitting room, open plan fully fitted dining kitchen (including appliances), three bedrooms, first floor bathroom, landscaped rear garden with vehicular access to a detached garage. Off road parking for two vehicles.

APPROACH
Via a pebble stone driveway with off-road parking for two vehicles leading to a UPVC double glazed enclosed storm porch entrance with UPVC double glaze front door to:-

ENTRANCE HALL
Double panel radiator, ceiling light point, stairs rising to first floor landing, Karndean-style flooring, doors to lounge, kitchen, cloakroom/WC, door to boiler cupboard housing Baxi combi boiler, UPVC double glazed window to the side aspect.

CLOAKROOM / WC
Modern suite comprising close coupled WC, hand wash basin with vanity unit, complementary tiling to splashback, single panel radiator, Karndean-style flooring, ceiling spotlights, obscure UPVC double glazed window to the side aspect.



LOUNGE
13' 9" (4.2M) INTO ALCOVE X 11' 6" (3.5M)
Cosy lounge, with feature fireplace with cast iron stove, TV aerial point, ceiling light point, double panel radiator, UPVC double glazed window to the front aspect.



EXTENDED DINING KITCHEN / FAMILY ROOM
21' 12" (6.7M) X 14' 1" (4.3M)
A stunning extended kitchen that has been created by the current owners that includes high gloss, soft-close, wall and base units with granite breakfast bar having a granite coordinated worksurfaces, ceramic tiling to splash prone areas, integrated appliances that include five burner gas hob, electric oven, microwave, fridge freezer, dishwasher, recessed spotlights, ceiling light point, Karndean-style flooring, one and a half bowl sink unit with mixer tap over, TV point, two double panel radiators, two Velux skylights with electric blinds, UPVC double glazed window and UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING
Boarded loft with pulldown ladders and electric light, doors to bedroom one, bedroom two, bedroom three and bathroom.



BEDROOM ONE (FRONT)
10' 10" (3.3M) X 13' 5" (4.1M)
Single panel radiator, UPVC double glazed bay window to the front aspect, ceiling light point bi folding door leads to an ensuite cloakroom with close couple wc & hand was basin

BEDROOM TWO (REAR)
8' 6" (2.6M) X 8' 6" (2.6M)
Single panel radiator, UPVC double glaze window to the rear aspect, ceiling light point.

BEDROOM THREE (REAR)
5' 11" (1.8M) X 8' 6" (2.6M)
Single panel radiator, UPVC double glazed window to the rear aspect, ceiling light point.

FAMILY BATHROOM
Three-piece suite includes low-level flush WC, pedestal hand wash basin, panel bath with shower screen and thermostatic shower unit, complementary ceramic tiling to splash prone areas, chrome towel radiator, wood-effect flooring, ceiling light point, obscure UPVC double glazed window to the side aspect.



REAR GARDEN
A block paved patio leads to the garden with lawned area, well stocked borders and wood panel fence perimeter. The garden has a number of features including:-

BRICK BUILT SHED
With power and lighting.

SUMMER HOUSE
9' 2" (2.8M) X 7' 10" (2.4M)
With log burner, power and lighting.

GREEN HOUSE

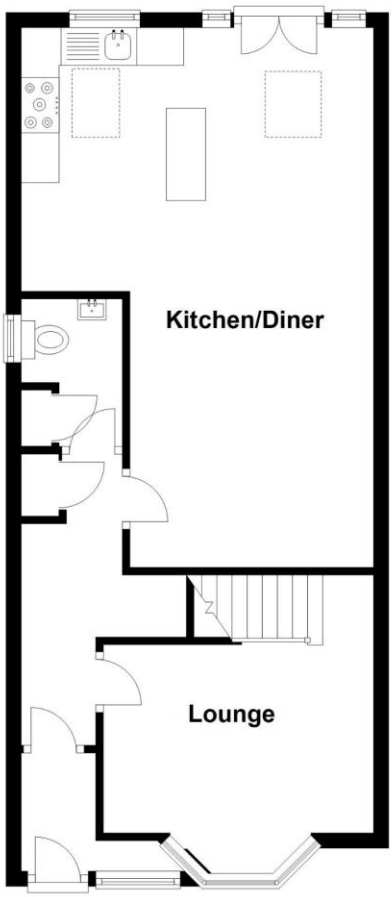
GARAGE
8' 2" (2.5M) X 15' 5" (4.7M)
Double doors, power and lighting.



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

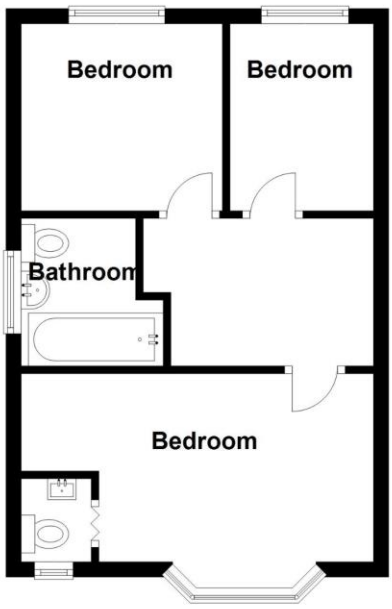
Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



First Floor

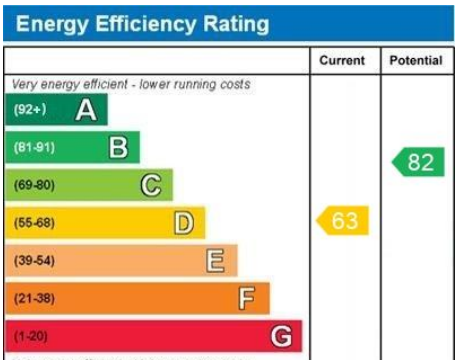
Approx. 40.1 sq. metres (431.8 sq. feet)



Total area: approx. 90.8 sq. metres (977.1 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.