



15 Avon Road, Shirley, Solihull B90 4RJ

Price Guide **£319,950**

- Catchment for Excellent Schools
- Three Bedrooms
- Extended Kitchen/Diner
- Detached Double Garage
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

# 15 Avon Road, Shirley, Solihull B90 4RJ

A very well presented & conveniently located extended three bedroom semi detached property is offered for sale with no chain and would make an ideal first time purchase or buy to let investment. The property benefits from several features that include a delightful mature garden with double garage, Upvc double glazing throughout and gas central heating and briefly comprises hall way, cloakroom/wc, lounge, open plan dining kitchen, three bedrooms, bathroom, double garage, driveway parking. No Chain

## APPROACH

Via a tarmacadam driveway that enables off road parking leading to a UPVC double glazed enclosed storm porch entrance to:-

## ENTRANCE HALL

Stairs rising to first floor landing, ceiling light point, single panel radiator, under stairs storage, doors to cloakroom / WC, lounge and kitchen diner.

## CLOAKROOM – WC

Pedestal hand wash basin, low-level flush WC, ceiling light point, under stairs cupboard housing Worcester combi boiler.

## LOUNGE

12' 6" (3.8M) X 11' 2" (3.4M)

Double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect, TV aerial point, cable TV point.

## OPEN PLAN DINING KITCHEN

20' 8" (6.3M) X 16' 9" (5.1M) MAX

A fabulous dining kitchen offers a spacious kitchen with a range of modern shaker-style wall and base units with coordinated worktop services, complementary ceramic tiling to splash back areas, integrated ceramic hob with oven beneath, space and plumbing for a washing machine, provision for a fridge freezer, plumbing for a dishwasher, stainless steel single drain sink unit with mixer tap over, wood effect flooring, single panel radiator, ceiling light point, UPVC double glazed window to the rear, continuation of wood effect flooring to:-

## DINING AREA

Two ceiling light points, double panel radiator, UPVC double glazed patio doors to the rear aspect.



### **FIRST FLOOR LANDING**

Obscure UPVC double glazed window to the side aspect, loft access, ceiling light point, doors to bedroom one, bedroom two, bedroom three and bathroom.

### **BEDROOM ONE (FRONT)**

**12' 10" (3.9M) X 9' 10" (3M)**

Ceiling light point, double panel radiator, UPVC double glazed window to the front aspect.

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

**9' 10" (3M) X 9' 10" (3M)**

Ceiling light point, double panel radiator, UPVC double glazed window to the rear aspect.

### **BEDROOM THREE (FRONT)**

**7' 3" (2.2M) X 6' 11" (2.1M)**

Ceiling light point, double panel radiator, UPVC double glazed window to the front aspect.

### **FAMILY BATHROOM**

A well-appointed three-piece suite comprising low-level flush WC, pedestal hand wash basin, p-shaped panel bath with shower screen and thermostatic shower unit, complementary tiling to splash prone areas, chrome towel radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear aspect.

### **WELL ESTABLISHED GARDEN**

A paved patio leads to an attractive garden which is mainly laid to lawn with wooden fence panel perimeter and borders stocked with mature shrubs, plants and trees creating a private aspect. A paved pathway leads to a detached double garage. The garden has gated access to the side and rear.

### **DETACHED DOUBLE GARAGE**

**18' 4" (5.6M) X 13' 5" (4.1M)**

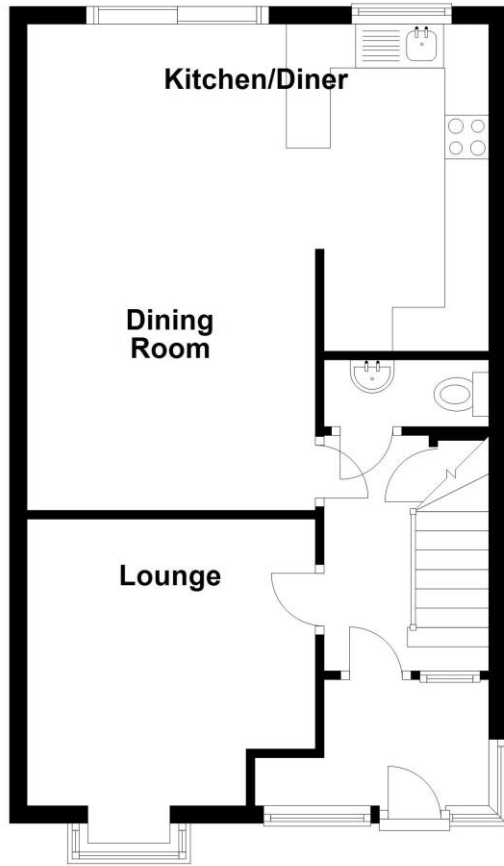
Up-and-over door, power and lighting.

### **TENURE**

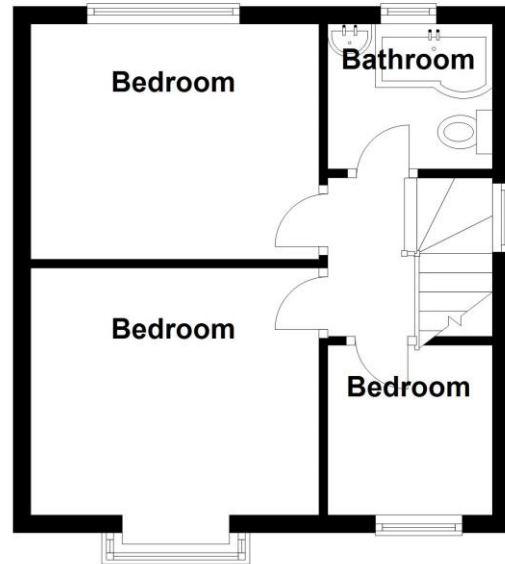
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



## Ground Floor



## First Floor



Total area: approx. 76.7 sq. metres (825.1 sq. feet)



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The UK's number one property website

The Property Ombudsman SALES OFT Approved code

[Radarhomes.co.uk](http://radarhomes.co.uk)  
The way home is made

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 63                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
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