



20 Avenbury Drive, Solihull B91 2QZ

Price Guide **£440,000**

- Walking Distance to Town Centre
- Two Double Bedrooms
- Redecorated Throughout

- Single Garage
- Energy Efficiency Rating – D
- No Chain

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, refurbished accommodation that briefly comprises storm porch, entrance hall, spacious lounge/dining room, refitted kitchen, two double bedrooms, modern shower room, beautifully landscaped 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 UPVC composite door to the side of the property.

ENTRANCE HALL

Trip consumer unit, wood-effect flooring, radiator and door to the:-

SPACIOUS LOUNGE/ DINING ROOM

Wall-mounted, log-effect fire, 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.

DINING AREA

UPVC double glazed French Door that leads to the side access, ceiling light point, door to kitchen

KITCHEN

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

Recently fitted kitchen comprises a range of grey handle-less wall and base units with marble effect work surfaces and splash backs, space for a washing machine, fridge freezer, integrated hob with canopy extractor fan over, stainless steel single drain sink unit with mixer tap over, spotlights, wood-effect flooring and UPVC double glazed window to the front aspect.



INNER HALL

Loft hatch, airing cupboards and doors radiating off to: -

BEDROOM ONE (REAR)

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

UPVC double glazed French doors to the rear aspect, radiator, fitted wardrobes with sliding doors, ceiling light point.



BEDROOM TWO (REAR)

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

UPVC double glazed window to rear, radiator and ceiling light point.

SHOWER ROOM

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

A modern, refitted shower room with double shower enclosure with screen and waterproof wall panels, thermostatic shower unit, hand wash basin with storage drawers below, low level flush WC, ceramic tiling to splash prone areas, wood-effect ceramic flooring tiles, chrome towel radiator, obscure UPVC double glazed window to side aspect.



GARAGE

Up-and-over door to the driveway, UPVC double glazed window to the rear, lighting and power. The property also benefits from solar panels that provide a cost effective saving on electricity.

REAR GARDEN

A paved patio leads to a stunning, private, laid to lawn, landscaped garden with wood panel fenced perimeter and borders with an array of mature plants and shrubs. There is a garden shed and gated side passage.

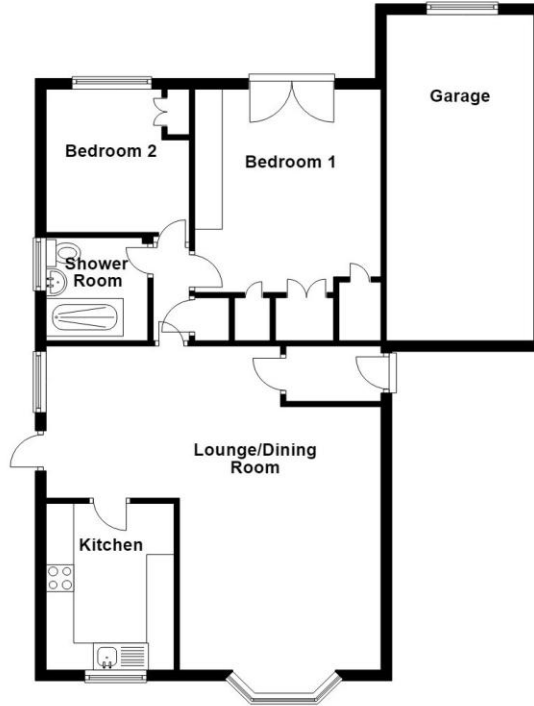
TENURE

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



Ground Floor

Approx. 82.3 sq. metres (886.0 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 sq. feet)



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

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