Bartleys
Estate Agents









20 Avenbury Drive, Solihull B91 2QZ

Price Guide £425,000

- Walking Distance to Town Centre
- Two Double Bedrooms
- Redecorated Throughout
- Single Garage
- Solar Panels with 10kw battery
- Energy Efficiency Rating – D
- No Chain

0121 709 3300

Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

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 and 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, doorway to kitchen and door to the inner hallway.

DINING AREA
UPVC double glazed French Door that leads to the side access, ceiling light point.



KITCHEN
10' 0" X 7' 5" (3.05M X 2.26M)
Recently fitted kitchen comprises a range of Cashmere 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, integrated slimline dishwasher, 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, high 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.

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.

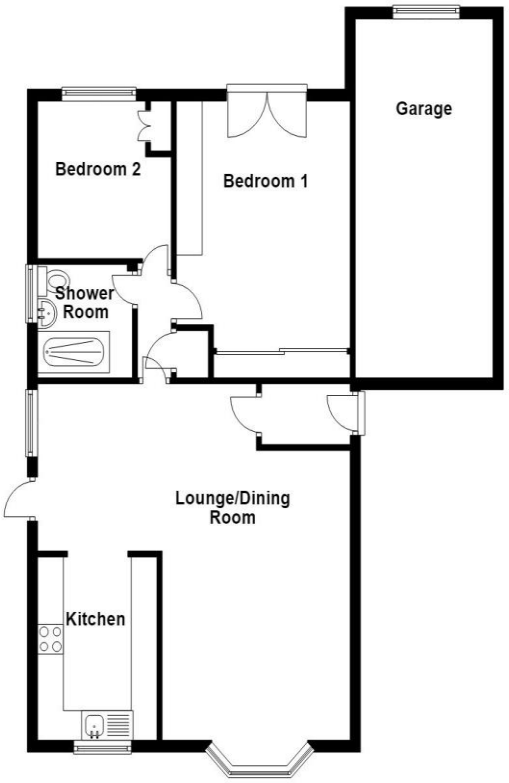
TENURE
We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

NB.
The property also benefits from solar panels with a 10kw battery that makes the property almost self-reliant on electricity providing a cost effective saving on energy bills.



Ground Floor

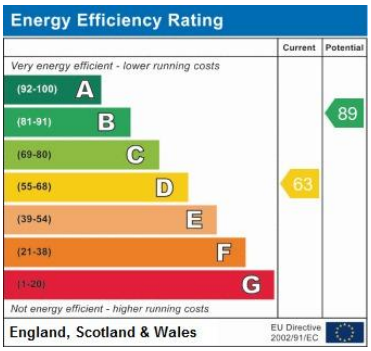
Approx. 82.3 sq. metres (886.0 sq. feet)



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