



2 Witley Avenue, Solihull, B91 3JD

Price Guide **£585,000**

- Beautifully Presented Semi Detached
- Four Generous Bedrooms
- Open Plan Ground Floor Living Space

- Luxurious En Suite & Family Bathroom
- Hand Painted Bespoke Fitted Kitchen
- Energy Efficiency Rating - C

0121 709 3300

2 Witley Avenue, Solihull, B921 3JD

No 2 Witley Ave is a highly desirable extended residence that offers spacious interior designed accommodation within a stone's throw of the town centre shops and amenities, that consists of an open plan hallway, through lounge/sitting room, magnificent dining kitchen with designated study & family areas, utility, dual aspect master bedroom with en suite, three further bedrooms, family bathroom, playroom all within a superb established southerly facing corner plot.

APPROACH

The property enjoys a fabulous deep frontage that enables ample off road parking via automated gated entrance leading to an established private lawned fore garden with screen fencing, shrubs and trees to border, located at the front are two large timber sheds, power and lighting, external power point and water supply with canopy storm porch leads to:

HALLWAY

14' 3" (4.34M) X 8' 9" (2.67M)

Via a glazed front door to open plan hallway that is a wonderful entrance to this home, oak flooring, decorative ornamental radiator, recessed spot lights, staircase rising to first floor landing, under stairs storage, cloakroom/wc, opening to lounge/dining kitchen.

CLOAKROOM/WC

Low level flush wc, square Belfast style sink with storage unit beneath, radiator and glass panel splash back, recessed spot lights, oak flooring, glazed window to side aspect.

THROUGH LOUNGE/DINER (DUAL ASPECT)

27' 7" (8.41M) X 11' 5" (3.48M)

DINING ROOM

Having wall mounted coal effect gas fire, oak flooring, recessed spot lights, UPVC double glazed bay window to front aspect, single panel radiator.

LOUNGE

Feature fireplace with inset wood burning stove, recessed spot lights, built in TV cabinet, decorative panelled radiator, hardwood double glazed French doors to garden.

FAMILY DINING KITCHEN

21' 5" (6.53M) X 17' 8" (5.38M) MAX

Simply magnificent! A stunning family kitchen, beautifully appointed with designated areas comprising:

FAMILY AREA

A bespoke fitted book case and feature fireplace, inset shelving and storage cupboards, tongue and groove panelling, two wall light points, recessed spot lights, double glazed French doors to garden, Travertine flooring.

STUDY AREA

Bespoke fitted study area with hand painted cupboards and oak desk top, double panel radiator, ceiling light point, shelving.

KITCHEN

A magnificently fitted dining kitchen comprises a comprehensive range of hand painted wall and base units with solid oak work surface over with matching up-stands, provision for range style cooker (Smeg range gas hob and electric oven included), decorative chimney/cooker extractor fan, integrated Bosch dishwasher, integrated double Bosch fridge/freezers, Travertine flooring, stainless steel double sink with chrome mixer tap over, decorative radiator, hardwood double glazed French door to rear, two UPVC double glazed windows to front aspect, under unit



lighting, personal door to:

UTILITY

8' 4" (2.54M) X 7' 6" (2.29M)

Being a good size with matching wall and base units with wood work surface over, space and plumbing for washing machine and dryer, stainless steel circular double bowl sink with chrome mixer tap over, Travertine flooring, double panel radiator, hardwood double glazed door to garden, door to garage, recessed spot lights.

PLAY ROOM

18' 3" (5.56M) X 9' 4" (2.84M)

A stunning playroom that is versatile offering a number of uses with personal door to side aspect, power supply and lighting, concealed within a bespoke cabinet is a wall mounted Worcester central heating boiler.

FIRST FLOOR LANDING

Recessed spot lights, over-sized loft access with pull down ladder, doors to all bedrooms and family bathroom.

MASTER BEDROOM (DUAL ASPECT)

16' 7" (5.05M) X 15' 6" (4.72M)

UPVC double windows to front and rear aspects, recessed spot lights, two double panel radiators, decorative picture rail, bespoke hand painted wardrobes and overhead storage, door to:

EN SUITE

A beautiful contemporary suite comprising low level flush wc, wall hung wash hand basin, shower enclosure with shower over, complementary ceramic wall tiling, Travertine floor tiling, chrome heated towel radiator, recessed spot lights, UPVC double glazed window to front aspect.

BEDROOM TWO

15' 4" (4.67M) X 10' 7" (3.23M)

Bespoke hand painted fitted wardrobes and overhead storage cupboards, recessed spot lights, single panel radiator, UPVC leaded double glazed bay window to front aspect, decorative picture rail.

BEDROOM THREE

11' 0" (3.35M) X 10' 4" (3.15M)

Bespoke hand painted fitted wardrobes with overhead storage, double panel radiator, recessed spot lights, UPVC double glazed window to rear aspect.

BEDROOM FOUR

9' 7" (2.92M) X 9' 5" (2.87M)

Single panel radiator, recessed spot lights, decorative picture rail, UPVC double glazed window to front aspect.

FAMILY BATHROOM

8' 4" (2.54M) X 6' 7" (2.01M)

A beautifully appointed bathroom comprises a built in wash hand basin, close coupled wc, panel bath with power shower over, ceramic tiling to splash prone areas, radiator, rubber flooring, recessed spot lights, UPVC double glazed window to rear aspect.

GARDEN

A full width decked patio area leads to a lawned rear garden with screen privet hedge, well stocked borders, external lighting, external water supply, external power point.



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Approximate Gross Internal Area
205.8 sq m / 2215 sq ft

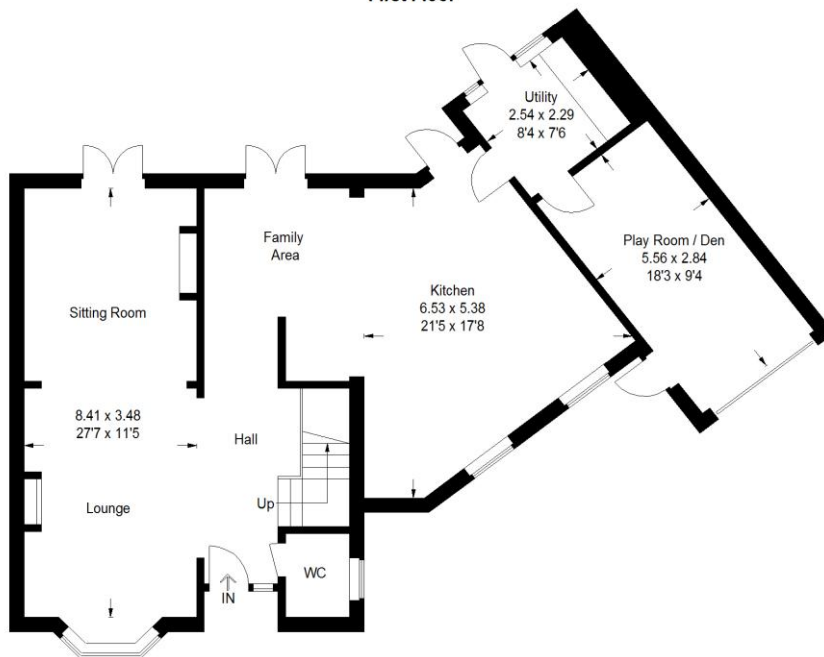
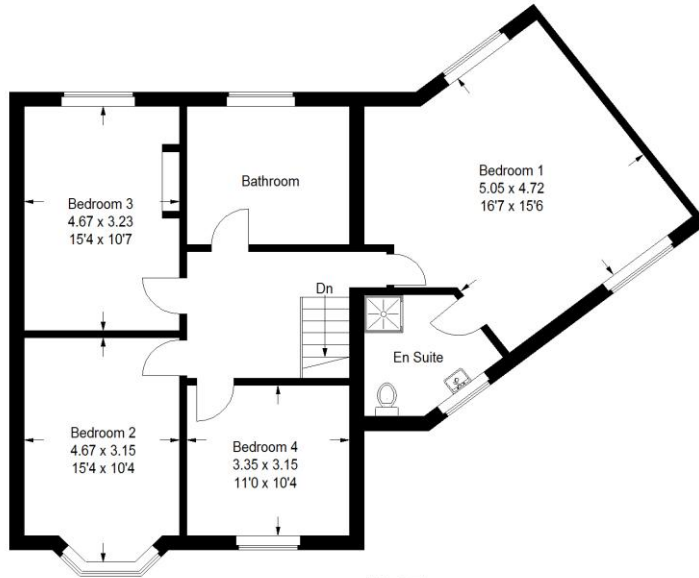


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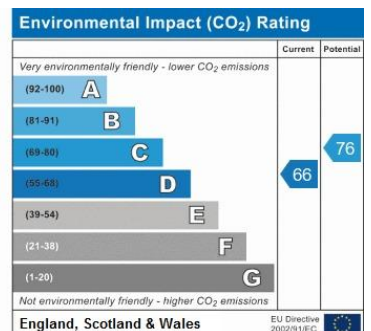
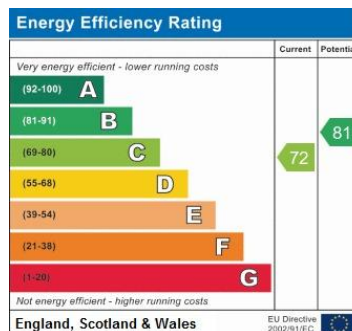
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