

AP MORGAN



Blaythorn Avenue, Solihull
Offers in the region of £425,000

Features:

- Great Location
- Four Bedroom Semi Detached
- Gas Central Heating
- Double Glazed
- Off Road Parking
- Through Lounge/Dining Room
- Private Rear Garden
- Close to Local Amenities

Description:

GREAT location! This four-bedroom semi-detached home boasts open plan living and tonnes of storage.

The property is approached via a driveway and is ideally positioned close to a range of local amenities. Nearby High Street offers a vibrant selection of shops, restaurants, and services.

The home is set back from the road behind a driveway providing off-road parking, with access to the integral garage/storage area and a covered porch leading into the main entrance.

Upon entering, the welcoming hall provides access to a spacious lounge/dining room which spans the depth of the property, with French doors opening onto the rear garden. The kitchen is fitted with a range of units and leads into a practical utility room with further access to the side of the property. A convenient under-stairs cupboard provides additional storage.

Upstairs, the property offers four well-proportioned bedrooms. Bedroom 1 benefits from integrated storage, as does Bedroom 2. The family bathroom is centrally located and includes a bath with overhead shower, WC, and wash basin. The landing also offers additional storage space via a built-in cupboard.

Heading outside, the property enjoys a well-landscaped rear garden, perfect for relaxing or entertaining, with a mix of lawn and patio areas.



There are excellent transport links, including Birmingham Airport, the NEC, and motorway access via the M42, M6 and M40, make this an ideal choice for commuters.

Details:

Porch

Longe/Dining Room 20'8" x 9'9" (6.3m x 2.97m)

Kitchen 11'2" x 7' (3.4m x 2.13m)

Utility Room 10'11" x 7'2" (3.33m x 2.18m)

Bedroom One 11' x 9'9" (3.35m x 2.97m)

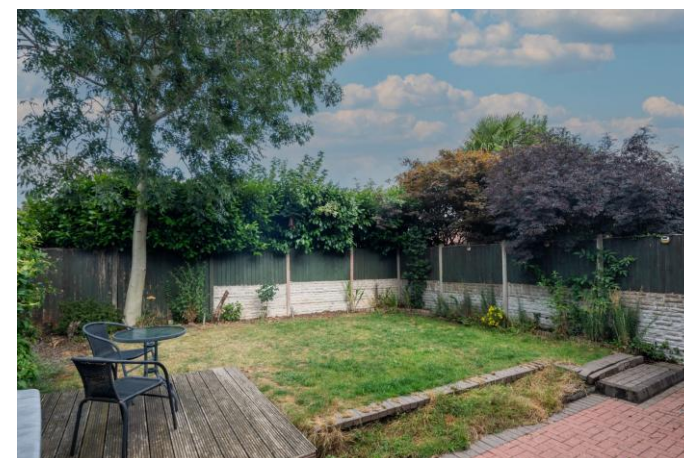
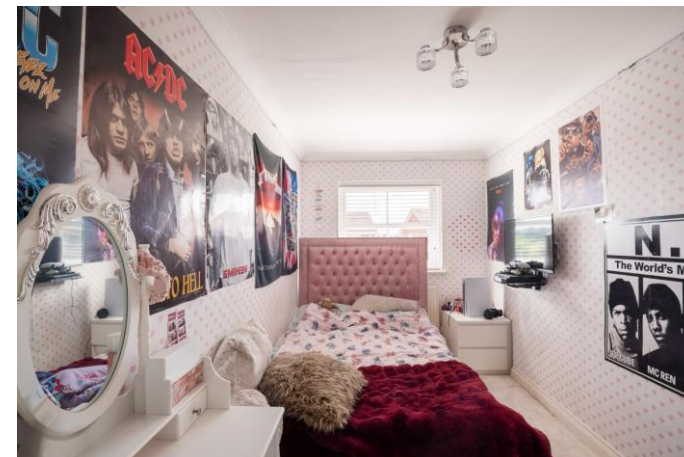
Bedroom Two 11'10" x 7'1" (3.6m x 2.16m)

Bedroom Three 10'10" x 6'7" (3.3m x 2m)

Bedroom Four 9'10" x 7' (3m x 2.13m)

Bathroom 6'5" x 5'5" (1.96m x 1.65m)

Garage/Storage 7'5" x 3'10" (2.26m x 1.17m)



EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

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Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

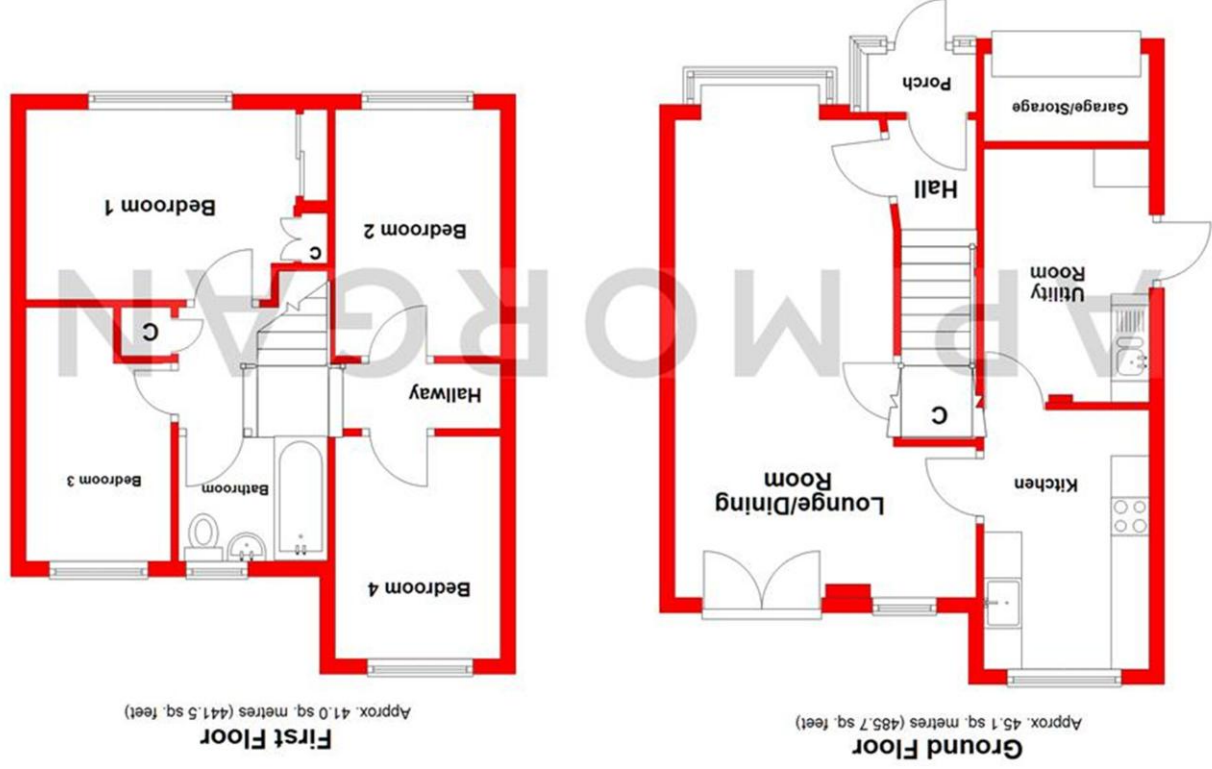
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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Total area: approx. 86.1 sq. metres (927.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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