

AP MORGAN



Avenbury Drive, Solihull
Offers in excess of £339,950

Features:

- Three-Bedroom End of Terrace Home
- Quiet Cul-De-Sac Location
- Fitted Kitchen with Dining area
- Versatile Garage
- Bright Conservatory
- Easy Maintenance rear Garden
- Excellent Solihull School Catchments
- Close to Motorway Links, Airport & Train Station

Description:

Tucked away, well looked after, and ready to go. This one is a smart move.

Set on a quiet cul-de-sac in a fantastic Solihull location, this end of terrace home offers three bedrooms and easy, low-maintenance living throughout. It's in good condition from top to bottom, with a fitted kitchen and dining area, a bright conservatory, and a garage that can flex to whatever you need it for. The rear garden is easy to maintain, so you get all the lifestyle without the endless upkeep.

We asked them what made them buy it...

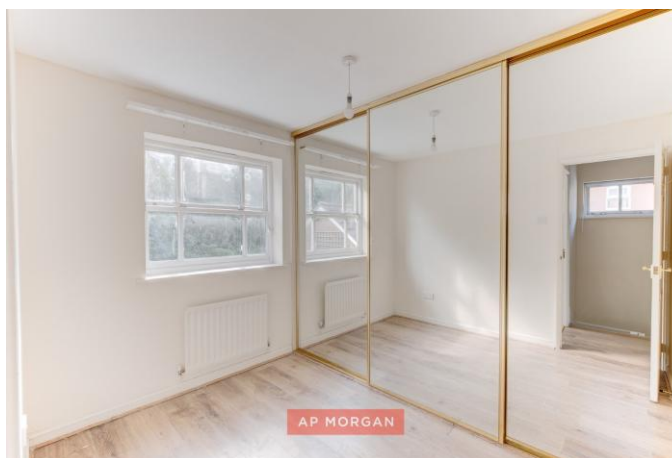
"The location offers the perfect combination of a desirable postcode, convenient walking distance to Solihull town centre, excellent access to the key motorway networks for commuters, whilst being quietly tucked away within a peaceful close."

What about the house itself?

"We've changed the boiler, updated the carpets and replaced the water tank and also undertaken interior and exterior decoration."

Our agents say...

This is exactly the kind of home that represents real value for money. Three well-proportioned bedrooms upstairs including wardrobes with mirrors in bedrooms 1 and 3, a family bathroom, and a downstairs WC make everyday life easy. The lounge is a great size for relaxing or entertaining, and the conservatory adds a lovely extra spot to sit with a coffee and look out over the garden. The garage gives you that flexible extra space, whether it's parking, storage, or a workshop for weekend projects. It also benefits from a rear entry door. Additionally, there is potential for extension if the conservatory is repurposed subject to planning permission.



Families will love being in catchment for Tudor Grange Primary Academy Yew Tree, Tudor Grange, and Alderbrook School, subject to admissions criteria, and commuters will appreciate the excellent motorway links plus easy access to Birmingham Airport, the train station, and the NEC. Add in the walk into Solihull town centre, and you've got location covered from every angle.

Homes like this in this kind of setting do not hang around. Get in touch with the AP Morgan team to arrange your viewing.

Details:

Hall

Lounge 16'7" x 12'3" (5.05m x 3.73m) Both Max

Kitchen/Diner 15' x 8'9" (4.57m x 2.67m)

Conservatory 9'1" x 7'1" (2.77m x 2.16m)

WC (Downstairs)

Landing

Bedroom 1 13'5" x 8'4" (4.1m x 2.54m)

Bedroom 2 9'11" x 8'4" (3.02m x 2.54m)

Bedroom 3 8'2" x 6'4" (2.5m x 1.93m)

Bathroom 6'6" x 6'4" (1.98m x 1.93m)

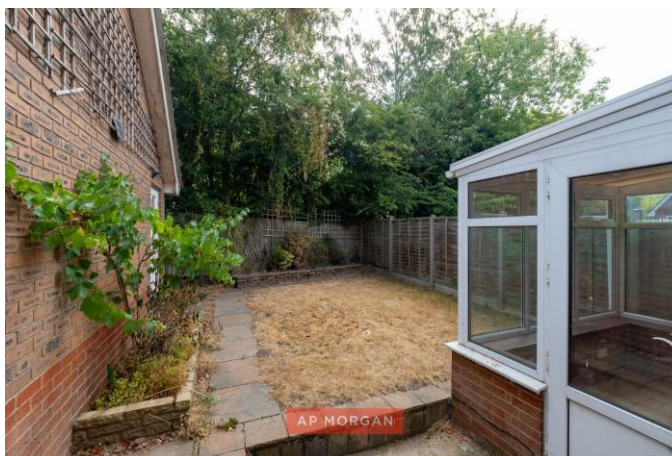
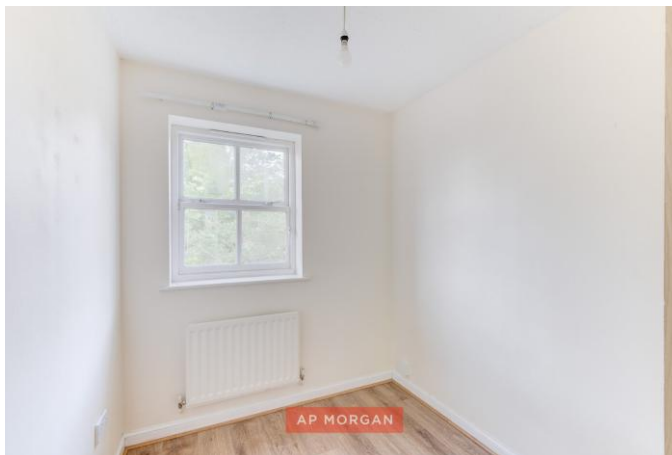
Garage 7'10" x 15'9" (2.4m x 4.8m) TBC

EPC Rating: D

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.



How can we help you?

Need a mortgage?

We recommend Wiser 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.wisermortgageadvice.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.

Need a solicitor?

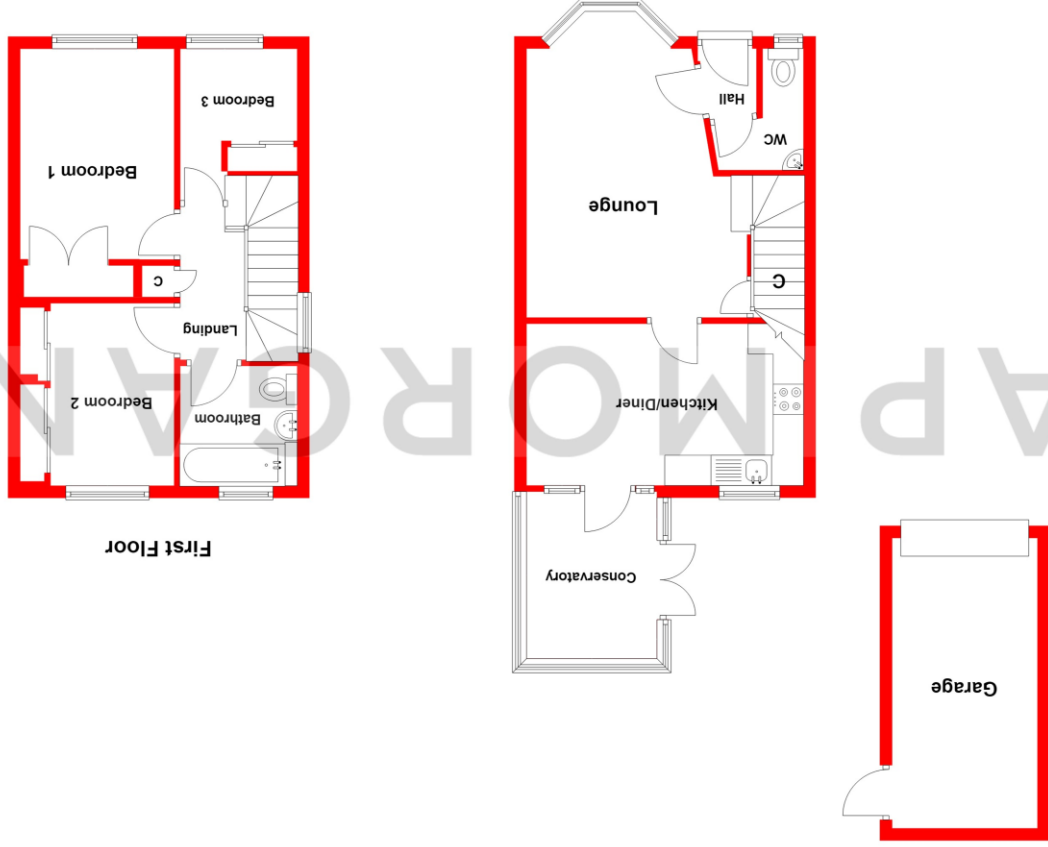
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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Ground Floor



Total area: approx. 83.8 sq. metres (902.0 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 Planlup.