



smarthomes

**Burlish Avenue**

Solihull

- An Extremely Well Presented End Of Terrace Property
- Two Double Bedrooms
- Lounger Diner & Modern Kitchen
- No Upward Chain

**Offers Over £265,000**

Current EPC Rating 64 (D)  
Current Council Tax Band C





## Property Description

An extremely well presented two double bedroom end of terrace property situated in a cul-de-sac location and benefiting from no upward chain and being within walking distance of Olton Train Station. The accommodation briefly affords lounge diner, guest WC, modern kitchen, conservatory, family bathroom, low maintenance rear garden and off-road parking



Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Entrance Hall

Guest WC to Front

Modern Kitchen to Front - 2.9m x 1.7m (9'6" x 5'6")

Lounge Diner - 4.7m x 3.6m (15'5" x 11'9")

Conservatory to Rear - 2.2m x 2.2m (7'2" x 7'2")

Bedroom One to Rear - 3.6m x 3m (11'9" x 9'10")

Bedroom Two to Front - 3.7m x 2.8m (12'1" x 9'2")

Modern Bathroom to Side - 1.8m x 1.6m (5'10" x 5'2")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C

### Agents Note – Digital Furnishing

This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.