



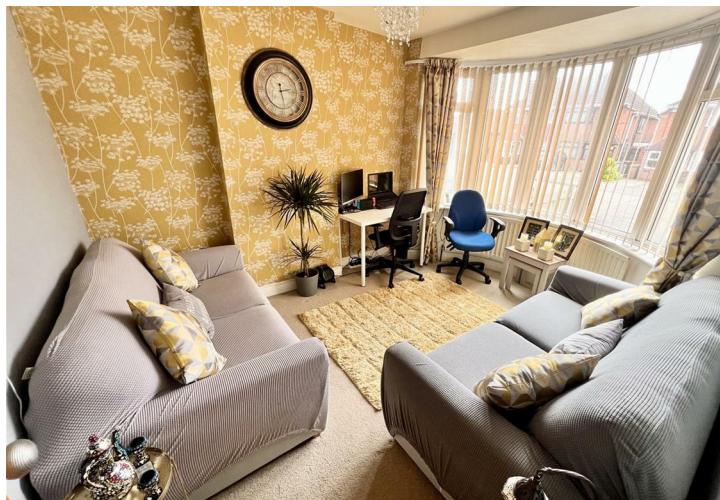
Danes
melvyn
ESTATE AGENTS

Brean Avenue
Solihull
Offers Around £265,000

Brean Avenue leads just off Gilberstone Avenue and is within Metropolitan Borough of Solihull and under their authority. Gilbertstone Avenue in turn joins the A45 Coventry Road which provides access to the city centre of Birmingham or travelling in the opposite direction to junction 6 of the M42 motorway where one will find the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Marcot Road runs parallel to Brean Avenue and this in turn joins Wagon Lane which gives access to the A41 Warwick Road via Richmond Road and at this junction one will find Olton Railway Station providing services to Birmingham and beyond.

This traditional style semi-detached property is set back from the road behind a tarmacadam driveway leading to the accommodation



ACCOMMODATION

OPEN PORCH

HALLWAY

Having recessed lights, stairs rising to first floor landing, laminate flooring and doors to under stair storage, dining room and

LOUNGE

12'8" into bay x 9'11"



Having double glazed bay window to front aspect, recessed and ceiling light point and central heating radiator

DINING ROOM

11'10" x 9'8"



Having recessed lights, central heating radiator, laminate flooring, double doors to conservatory and opening to



COUNCIL TAX BAND: C

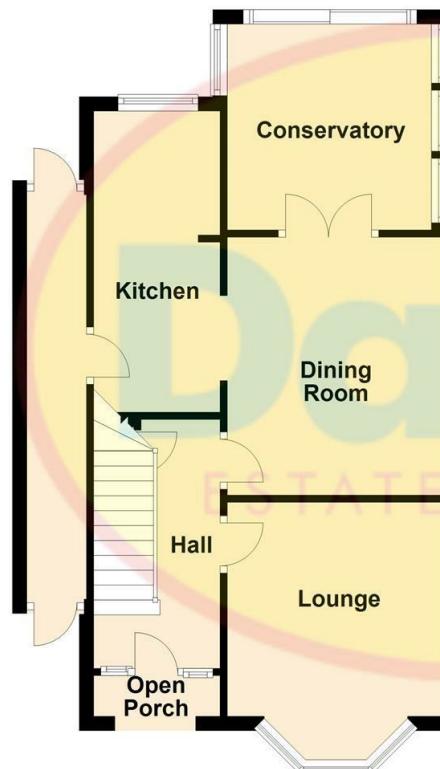
TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

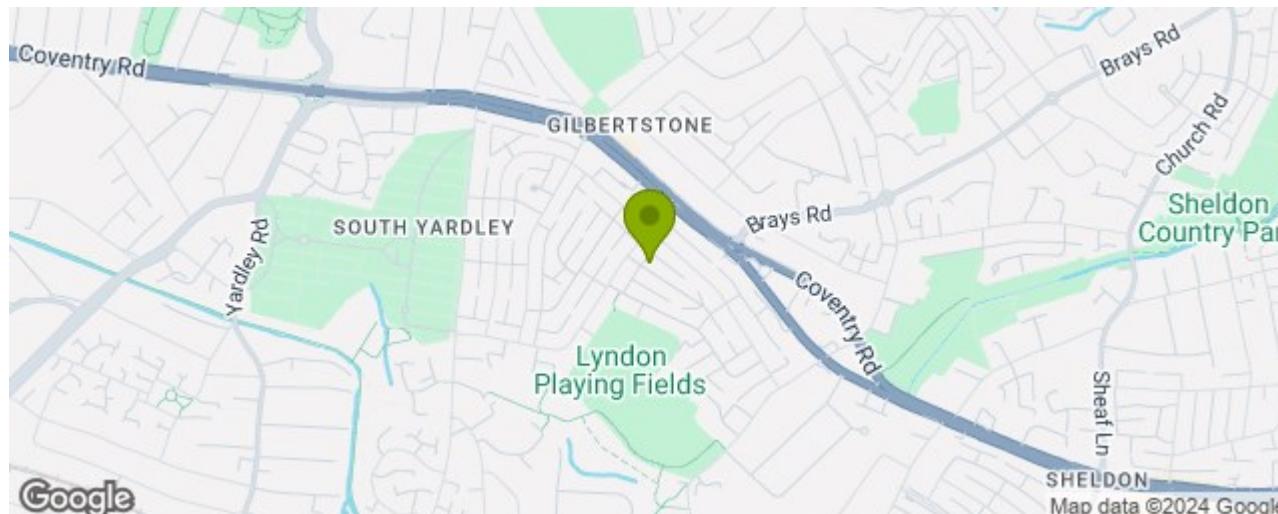
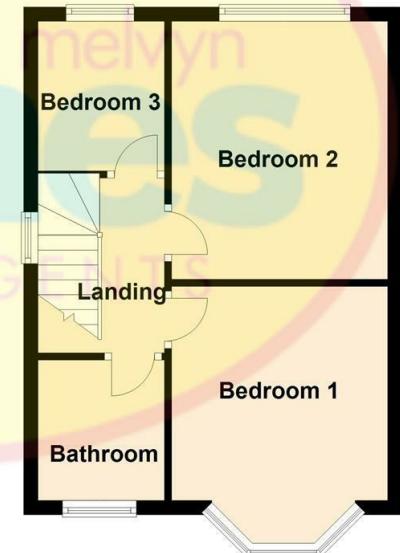
By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

Ground Floor



First Floor



9 Brean Avenue Solihull Solihull B26 1JS
Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.