



51 Wharton Avenue, Solihull B92 9LZ

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£280,000

Key Features

Reception Hall
 Guest Cloakroom
 Spacious Living Room
 Re-Fitted Breakfast Kitchen
 Three Bedrooms
 Re-Fitted Bathroom
 Gas Central Heating
 Double Glazing
 Side Garage
 Foregarden with Driveway Parking
 Rear Garden

51 Wharton Avenue is a very tastefully presented, modern style, three bedroomed, link-detached, family home, enjoying a pleasant cul-de-sac situation in this popular residential development.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We moved in here 10 years ago when our daughter was one. We chose the location for the quiet cul-de-sac and the excellent infant and primary schools both situated within a short walking distance.

We have made many improvements and put our own stamp on the property and hope the new owners will be as happy here as we have been.

Local Schools

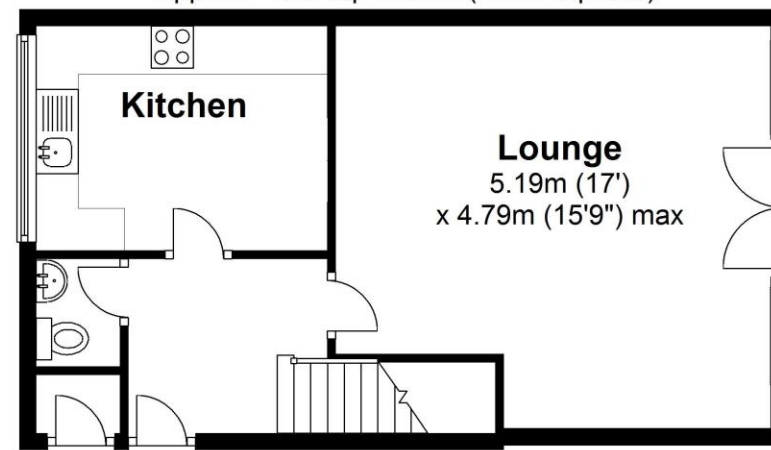
Damson Wood Nursery & Infant School
 Coppice Junior School
 Yew Tree Primary School
 Lode Heath School
 Greswold Primary School

Local Authority

Solihull Metropolitan Borough Council

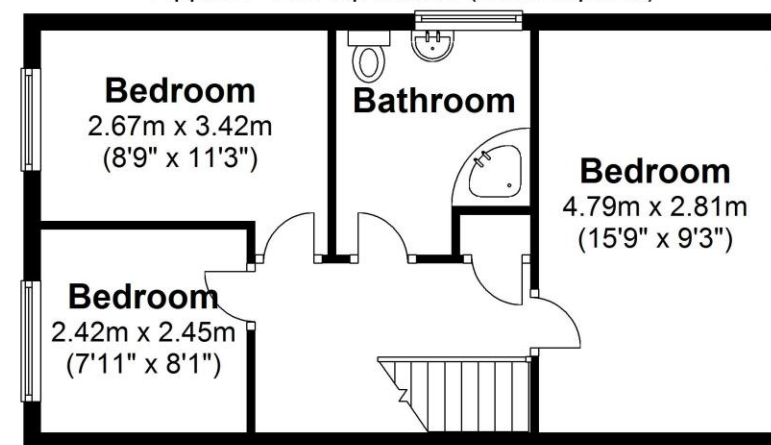
Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



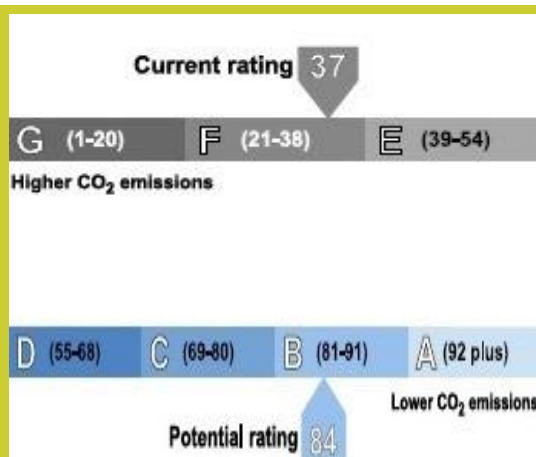
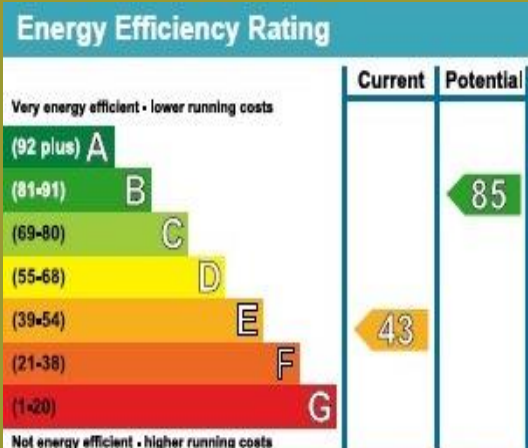
First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 84.1 sq. metres (904.7 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

