



1 Highwood Avenue, Solihull B92 8QY

www.simonburthomes.co.uk

£535,000

Key Features

Welcoming Reception Hall
 Guest Cloakroom
 Spacious Lounge
 Dining Room opening onto Garden Room / Study
 Fitted Breakfast Kitchen / Utility Room
 Four Bedrooms (One Ground Floor)
 Three En-Suites / Dressing Room
 Gas Central Heating
 Double Glazing
 In-and-Out Driveway Parking
 Detached Double Garage
 Delightful Established Rear Garden

1 Highwood Avenue is a handsome, tastefully presented, modern style, four bedroomed, detached family residence, conveniently situated in this highly regarded residential area.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

The minute we stepped through the front door we fell in love with the house.

The unique design means each of the main family rooms overlooks the beautiful back garden giving a feeling of space and allowing light to flood in throughout the day. In fact the entire property has been so carefully and thoughtfully designed to maximise living space whilst remaining comfy and cosy.

So now as we prepare to downsize due to our brood flying the nest we hope to pass it on to a new family who will come to appreciate and enjoy a truly wonderful family home.

Tenure

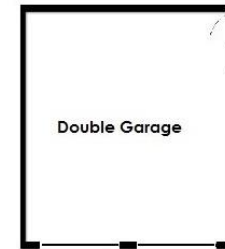
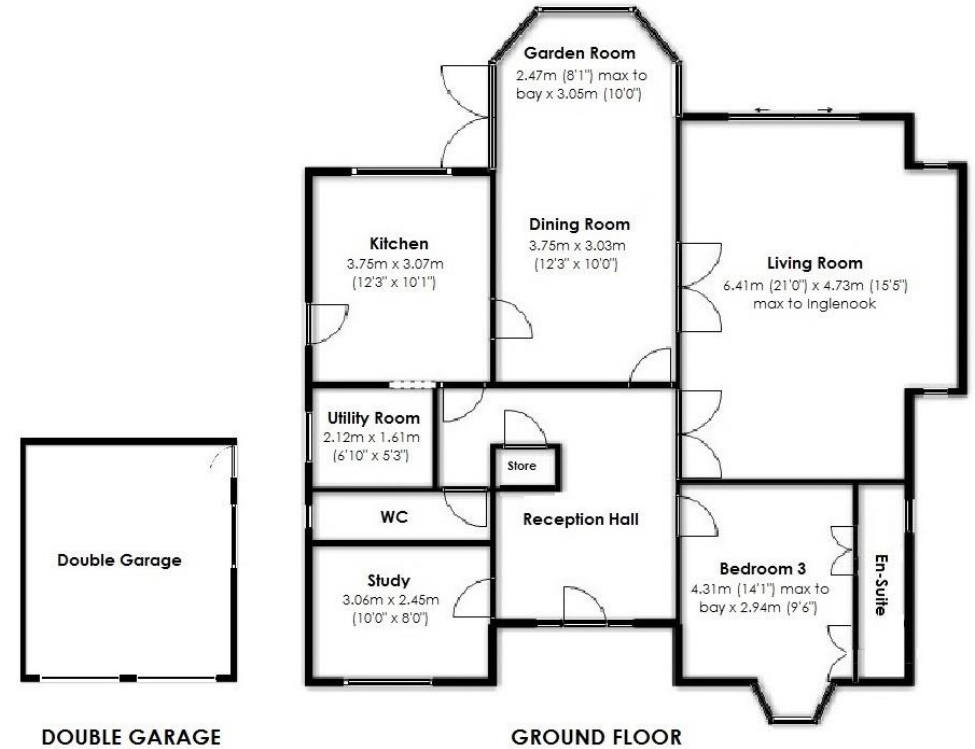
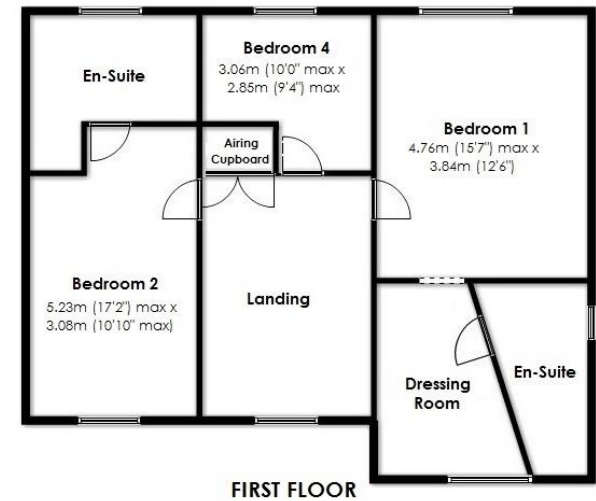
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Viewing Arrangements

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
		70	72
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E		
(21 - 38)	F		
(1 - 20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		67	68
England & Wales	EU Directive 2002/91/EC		



DOUBLE GARAGE

GROUND FLOOR

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.



