



74 Thurlston Avenue, Solihull B92 7NZ

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£285,000

## Key Features

Entrance Porch / Reception Hall  
 Lounge / Re-Fitted Dining Kitchen  
 Substantial Conservatory  
 with Underfloor Heating  
 Utility / Guest Cloakroom  
 Three Bedrooms / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Side Garage  
 Foregarden Offering Driveway Parking  
 Large Rear Garden

74 Thurlston Avenue is a much improved, tastefully presented and thoughtfully extended, traditional, three bedroomed, semi detached family home, conveniently situated in this highly regarded residential area.

## 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 have loved living in Thurlston Avenue for 14 years, after moving here with our one year old daughter. Our house is now a family home to our three girls. We have spent care and time renovating the house to suit modern living, giving us endless family memories.

There are great local amenities of schools, shops, restaurants and several great parks all within walking distance. The time is now right for us to move on as a family and we are taking the opportunity to do so.

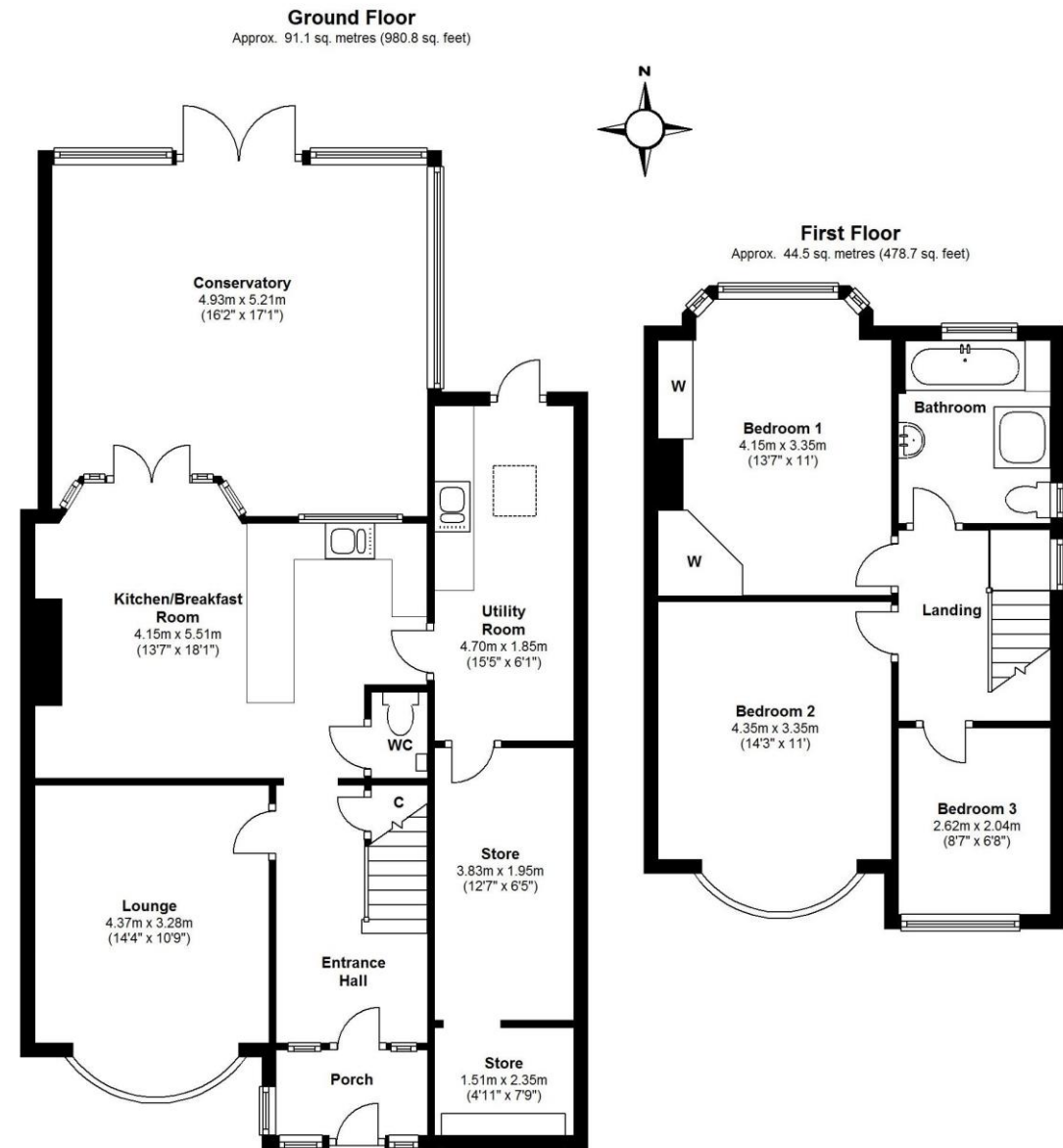
We will very much miss this fabulous family home.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

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



Total area: approx. 135.6 sq. metres (1459.5 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.

## Energy Efficiency Rating

