



16 Witley Avenue, Solihull B91 3JD

Price Guide : **£599,950**

- Extended Four Bedroom Property
- Two Reception Rooms
- Extended Dining Kitchen

- Family Bathroom & Ground Floor WC
- South Facing Garden
- Energy Efficiency Rating - D

0121 709 3300

16 Witley Avenue, Solihull B91 3JD

16 Witley Avenue offers a rare opportunity to purchase a substantial 4 bedroom traditionally built residence that offers spacious accommodation and scope for further enlargement (STPP). The property is conveniently located within walking distance of the town centre and catchment for Tudor Grange Academy. The accommodation briefly comprises; hall way, cloakroom/WC, two reception rooms, conservatory, extended dining kitchen, four bedrooms, family bathroom, large established south facing garden (approx 240 feet) single garage and driveway.

APPROACH

Via a block paved driveway enabling off-road parking for several vehicles leading to a covered storm porch entrance with glazed front door to:

ENTRANCE HALL

Stairs rising to first floor landing, double panel radiator, ceiling light point, pine doors radiating off to front and rear reception rooms and cloakroom / WC.

CLOAKROOM WC

Hand wash basin, low level flush WC, single panel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect.

FRONT RECEPTION ROOM

12' 10" (3.9M) X 11' 6" (3.5M)

Arched fireplace, double panel radiator, ceiling light point, coving to ceiling, pine double doors to rear reception room, UPVC double glaze bay window to the front aspect.

REAR RECEPTION ROOM

12' 10" (3.9M) X 11' 6" (3.5M)

Ornamental fireplace with log effect gas fire and brick surround, TV point, ceiling light point, single panel radiator, coving to ceiling, UPVC double glazed door to:

CONSERVATORY

10' 10" (3.3M) X 10' 10" (3.3M)

Overlooking the south facing garden with electric blinds and UPVC double glazed French doors to the garden.

BREAKFAST KITCHEN

17' 9" (5.4M) X 10' 10" (3.3M)

Fitted with a comprehensive range of pine wall and base units with solid pine work surfaces, ceramic tiling to splash prone areas, single drainer sink unit with mixer tap over, secondary circular bowel sink unit, integrated Stoves ceramic hob and electric oven, cupboard concealing Bosch dishwasher, floor-mounted Worcester boiler, integrated fridge, large walk in pantry with shelving and, room for a dining table and chairs, single panel radiator, ceiling light point, canopy cooker hood with extractor fan, UPVC double glazed windows to the rear aspect and door to the rear garden and covered side return.



FIRST FLOOR LANDING

Doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom, UPVC double glazed window to the rear aspect, loft access.

BEDROOM ONE (FRONT)

14' 9" (4.5M) X 11' 6" (3.5M)

Single panel radiator, telephone point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)

11' 10" (3.6M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

12' 2" (3.7M) X 8' 2" (2.5M)

Single panel radiator, ceiling light point, large walk-in cupboard, UPVC double glazed window to the front aspect.

BEDROOM FOUR (FRONT)

9' 10" (3M) X 8' 10" (2.7M)

Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

A beautifully presented three piece suite comprising: corner bath, pedestal hand wash basin, low-level flush WC, separate shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls, chrome towel radiator, ceiling spotlights, UPVC double glazed window to the rear aspect.

SINGLE GARAGE

15' 5" (4.7M) X 11' 6" (3.5M)

Power lighting, up-and-over door to front, plumbing for a washing machine, a selection of storage cupboards and shelving.

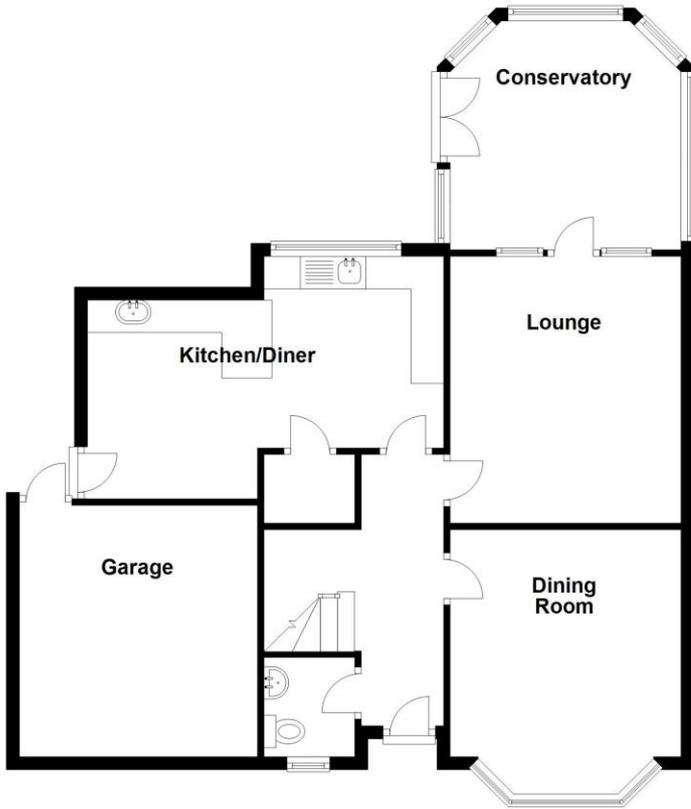
REAR GARDEN

A block paved patio with exterior lighting leads to a beautiful south facing established garden that is mainly laid to lawn and interspersed with mature shrubs, plants and trees. The garden has a mature hedgerow perimeter creating a great deal of privacy which is a particular feature of this property,

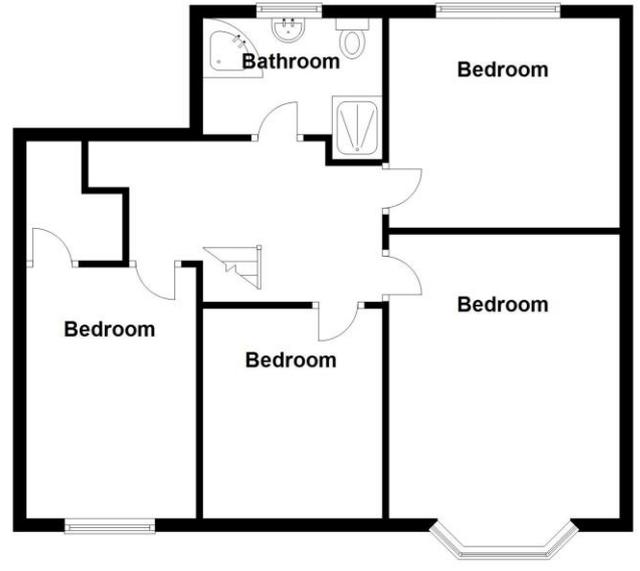




Ground Floor
Approx. 84.1 sq. metres (905.1 sq. feet)



First Floor
Approx. 65.1 sq. metres (700.6 sq. feet)



Total area: approx. 149.2 sq. metres (1605.7 sq. feet)



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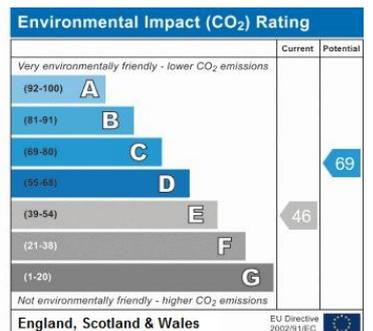
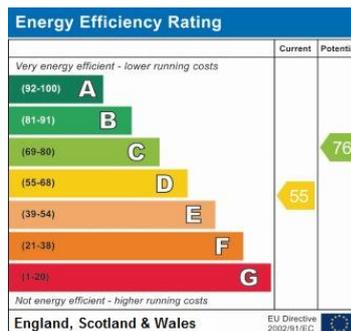
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