



# Cambridge Avenue, Solihull

**Asking Price £500,000**

- **DETACHED BUNGALOW**
- **GARAGE**
- **MODERNISATION REQUIRED**
- **LARGE PRIVATE GARDENS**
- **TWO DOUBLE BEDROOMS**
- **POTENTIAL TO ADD VALUE**
- **CENTRAL POSITION**
- **CUL-DE-SAC LOCATION**



Cambridge Avenue is a most sought after road in Solihull which indirectly lead onto Danford Lane which links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. Blossomfield Road gives access to the town centre of Solihull passing Alderbrook School, Solihull College and Tudor Grange Park and leisure centre and access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull Blossomfield Road leads to Marshall Lake Road, where one will find a retail park, and on to the A34 Stratford Road in Shirley where there is a wide choice of shops and restaurants. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This larger style detached bungalow required a scheme of works but has the potential to add significant value. Holding a large plot and situated in a desirable location this will be popular.

### ENTRANCE HALL



A large reception hall allowing access into all rooms.

### LIVING ROOM/DINING ROOM 20'11" x 12'0" (6.391 x 3.666)



A large living dining room with triple aspect windows to rear front and side elevation. With glazed door opening onto the rear garden, gas fire place, ceiling and wall mounted lighting and wall mounted radiator.

### KITCHEN 12'0" x 9'10" (3.662 x 3.013)



A retro fitted kitchen with a range of wall mounted and base units with worktop over. With space and plumbing for appliances and washers. Free standing double oven with gas hob, wall mounted radiator and ceiling light. Having a glazed door opening onto the garden and a window to the rear elevation.

### SHOWER ROOM



A fitted shower room with wash basin and shower cubicle with thermostatic shower. With window to rear elevation, wall mounted radiator and ceiling light.

### WC

A separate WC with window to rear elevation.



**BEDROOM ONE**  
15'1" x 9'4" (4.599 x 2.854)



A good sized double room with window to the front elevation. Having built in wardrobes, ceiling light and wall mounted radiator.

**BEDROOM TWO**  
11'6" x 10'4" (3.509 x 3.157)

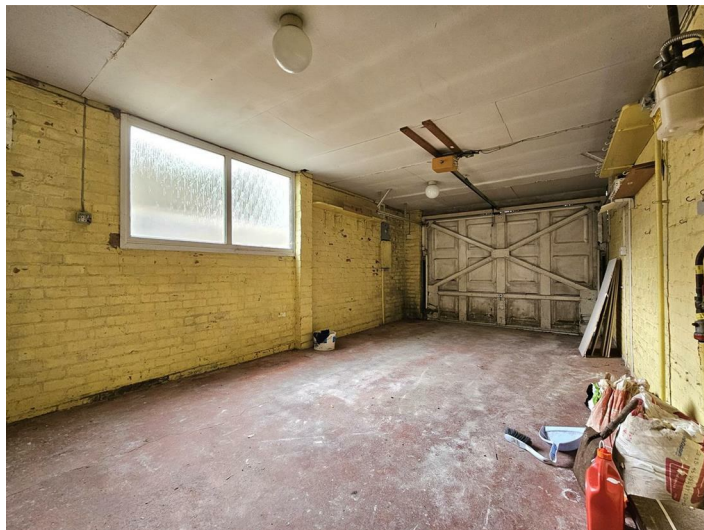
Another double room with window to rear elevation. with built in wardrobes, ceiling light and wall mounted radiator.

**UTILITY**



A separate utility with base units and worktop over with sink and mixer tap. With access into a WC and the garage. With a window to rear elevation and side door onto side passage access.

**GARAGE**  
21'3" x 11'0" (6.483 x 3.365)



A large garage with up and over door with power and lighting.

**OUTSIDE**



There is a mature frontage to this property shielding it from the road. With off road parking and access to the rear garden and garage. To the rear we have a large mature garden with patio adjacent to the property and mainly laid to lawn. The entire garden is surrounded by mature shrubs and is particularly private.





## FLOOR PLAN

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.

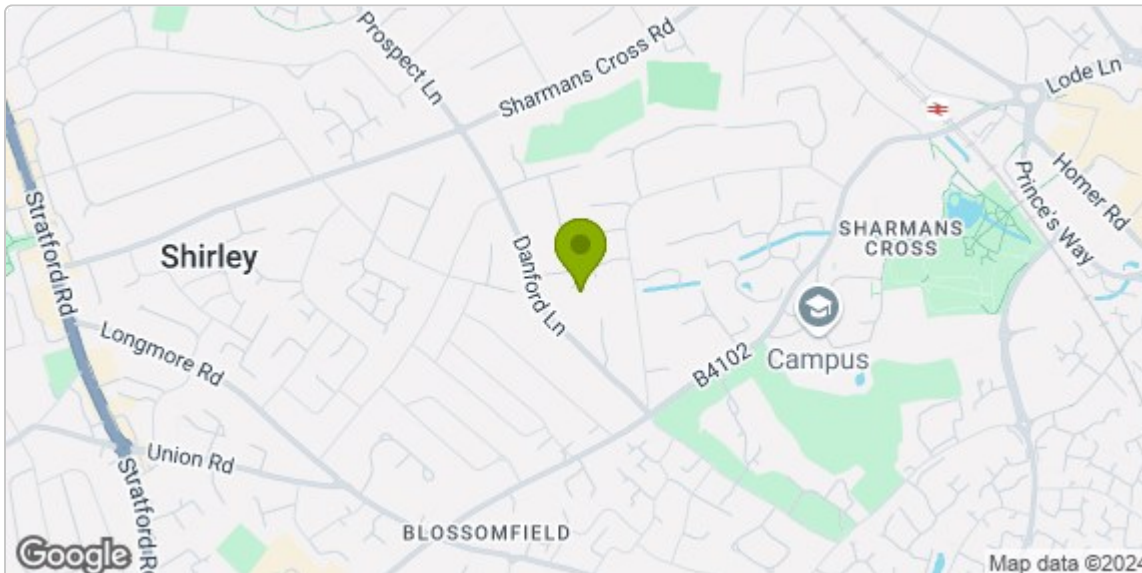


**TENURE** We are advised that the property will be Freehold. Any interested party should obtain verification through their legal representative.

### 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.



**Full Postal Address:**  
8 Cambridge Avenue Solihull  
Solihull B91 1QE

**Council Tax Band:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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