

## 32 Burlish Avenue Solihull, B92 8BF

This well presented terraced unfurnished property is set back and part of a well-regarded cul-de-sac community offering both seclusion and privacy. The cul-de-sac setting ensures minimal traffic and noise, creating a tranquil and safe environment to enjoy. Langley Hall Park is a designated nature reserve is just 1.1 miles away and serves as a beautiful tranquil space for wildlife to thrive and for you to enjoy. The property is conveniently located just 0.2 miles away from Olton Railway Station which offers smooth connectivity between Birmingham Snow Hill and London Marylebone. Solihull Town Centre is located just 1.9 miles away and hosts the renowned Touchwood complex offering residents easy access to upscale retail, dining, and entertainment options including a multi-screen cinema theatre and library. Parking is reserved with 2 cars, which is a practical and valuable amenity, ensuring convenience. Families will appreciate the proximity of well-regarded schools, eliminating the need for daily drives.

**£1,195 PCM**



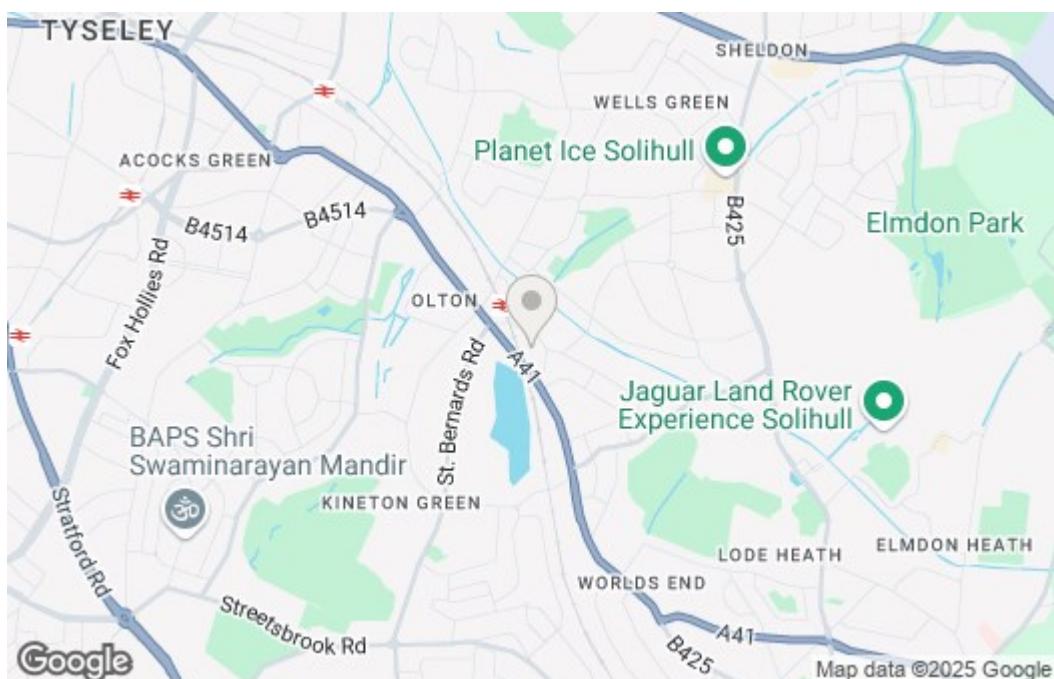




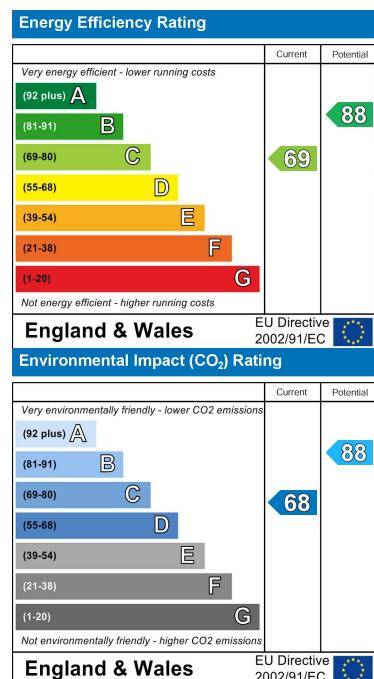
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.