



Chattock Avenue, Solihull

Guide Price £638,000





## PROPERTY OVERVIEW

Situated in a most popular location, close to Solihull Town Center, an ideal opportunity to purchase this spacious four bedroom detached originally built by Bryant Homes situated off Marsh Lane in Solihull. This property has been well maintained, benefits from gas central heating, double glazing and has the added attraction of a long refurbished breakfast kitchen. The accommodation in more details comprises of: entrance hall, guest cloakroom, through lounge, dining room, modern re fitted breakfast kitchen, four bedrooms, a Juliet balcony, ensuite shower room, family bathroom, double garage and a landscaped garden.





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold

- Spacious Four Bedroom Detached
- Originally Built By Bryant Homes
- Dual Aspect Lounge
- Dining Room
- Modern Re Fitted Breakfast Kitchen
- Juliet Balcony
- Ensuite Shower Room
- Double Garage
- Landscaped Garden





**ENTRANCE HALL**

15' 3" x 6' 6" (4.64m x 1.98m)

**GUEST CLOAKROOM**

**LOUNGE**

19' 3" x 11' 6" (5.86m x 3.50m)

**DINING ROOM**

11' 2" x 9' 4" (3.40m x 2.84m)

**BREAKFAST KITCHEN**

15' 7" x 11' 2" (4.74m x 3.41m)

**FIRST FLOOR**

**BEDROOM ONE**

15' 7" x 9' 6" (4.74m x 2.89m)

**ENSUITE**

7' 7" x 5' 5" (2.31m x 1.65m)

**BEDROOM TWO**

10' 7" x 9' 9" (3.22m x 2.97m)

**BEDROOM THREE**

11' 2" x 9' 4" (3.40m x 2.84m)

**BEDROOM FOUR**

11' 8" x 11' 8" (3.55m x 3.55m)

**BATHROOM**

6' 9" x 5' 9" (2.05m x 1.75m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 112.2 sq.m. = 1207 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**DOUBLE GARAGE**

**LANDSCAPED GARDEN**



#### **ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, fitted wardrobes in bedroom one and bedroom four and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - partially boarded with ladder and lighting.

#### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

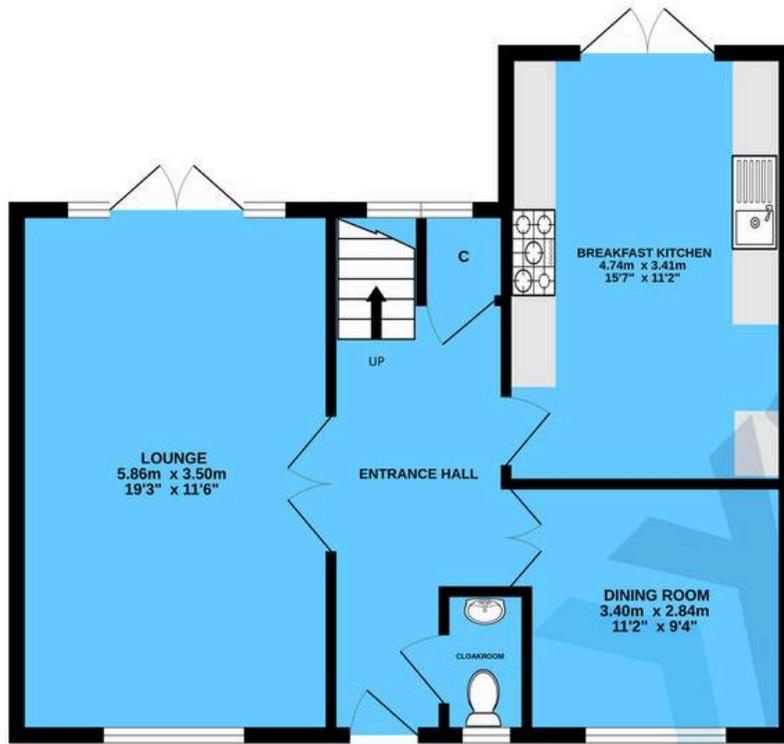
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

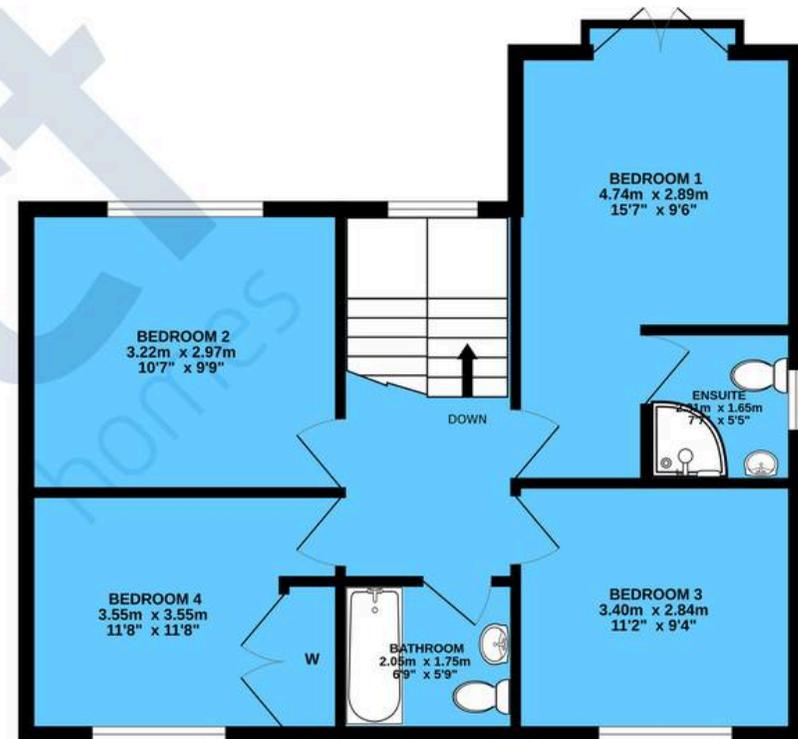
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
56.1 sq.m. (604 sq.ft.) approx.



1ST FLOOR  
56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA : 112.2 sq.m. (1207 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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