



Chattock Avenue, Solihull

Guide Price £659,950







## Chattock Avenue

Solihull | B91

### PROPERTY OVERVIEW

Situated in a most popular location, close to Solihull Town Centre, 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.

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







## 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.

## ITEMS INCLUDED IN SALE

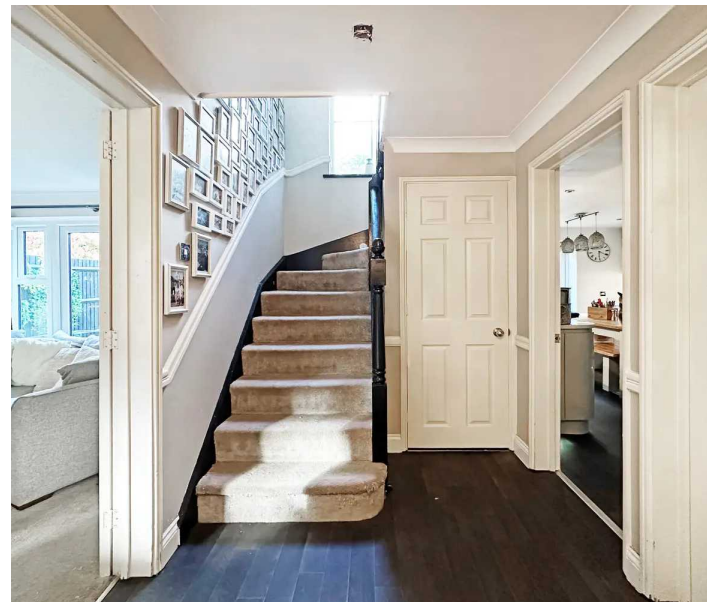
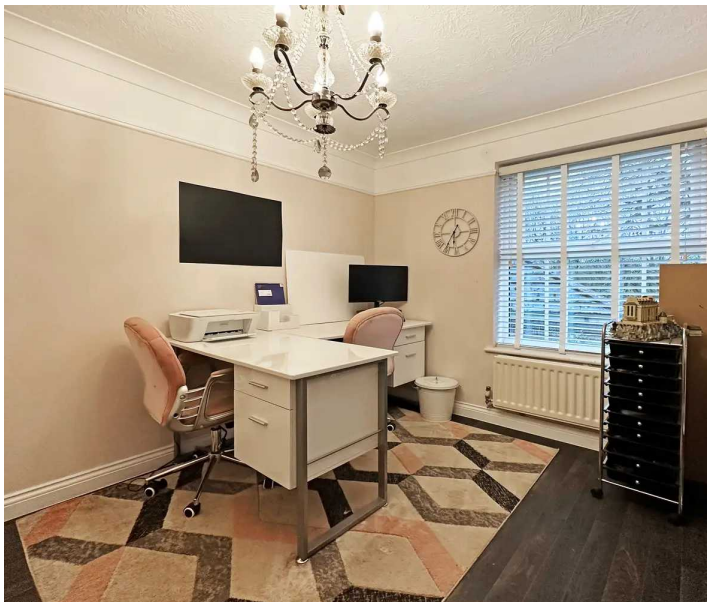
Integrated oven, integrated hob, extractor, dishwasher, washing machine, all carpets, fitted wardrobes in bedroom one and bedroom four and a garden shed.

## ADDITIONAL INFORMATION

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

## MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





**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**







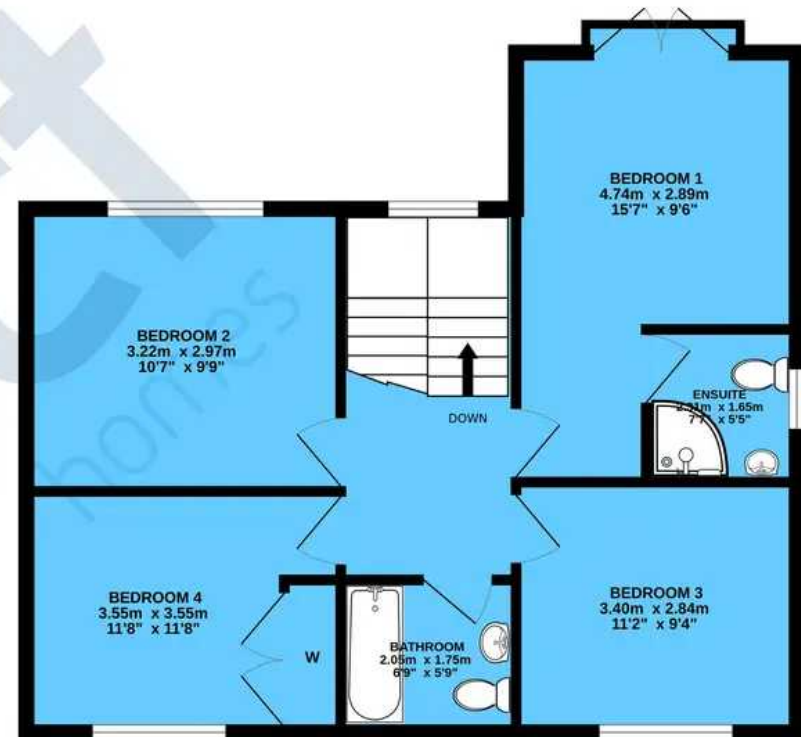




GROUND FLOOR  
56.1 sq.m. (604 sq.ft.) approx.



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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**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

