



Thurlston Avenue, Solihull

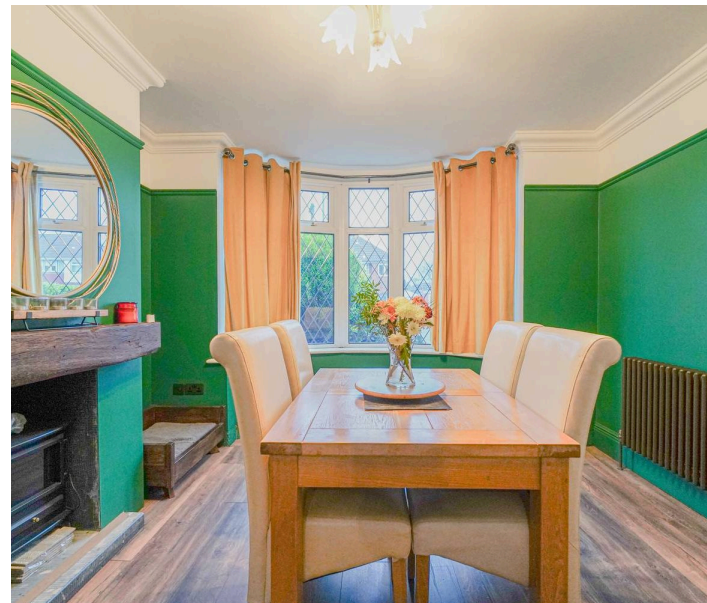
Guide Price £420,000





PROPERTY OVERVIEW

Nestled on a sought-after road, this four-bedroom semi-detached family home offers a unique blend of contemporary design and practical living spaces. Spread over three floors, this property has been significantly extended and remodeled to provide a residence that caters to modern family needs. Upon entering the property, one is greeted by a spacious dual-aspect living/dining room flooded with natural light, creating a welcoming and airy ambiance. The well-appointed fitted kitchen boasts ample workspace and is adorned with skylights, enhancing the sense of space and brightness within. The first floor of the property comprises three generously sized bedrooms, each offering comfort and privacy for all family members. These bedrooms are conveniently serviced by a family bathroom that exudes a sense of elegance and functionality. Ascending to the second floor, a versatile bedroom awaits, complete with its own ensuite bathroom, offering endless possibilities for use as a guest suite, home office, or even a private retreat. This additional living space allows for flexibility in accommodating evolving lifestyle needs.





One of the standout features of this property is the tandem garage with electric doors at both ends, providing not only secure parking for multiple vehicles but also excellent storage options. This practical amenity adds convenience and value to the property, catering to those with a need for extra space for belongings or hobbies. To the rear of the garden can be found a workshop, which could potentially be converted into an office space.

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: D

Tenure: Freehold





- Four Bedroom Semi-Detached Family Home
- Set Over Three Floors
- Significantly Extended & Remodeled
- Spacious Dual Aspect Living / Dining Room
- Fitted Kitchen
- Four Generously Sized Bedrooms
- Family Bathroom & Ensuite
- South-Facing Rear Garden
- Tandem Double Garage & Large Workshop

HALL

WC

LIVING ROOM

18' 10" x 10' 10" (5.74m x 3.30m)

DINING ROOM

11' 11" x 9' 11" (3.63m x 3.02m)

KITCHEN

16' 10" x 7' 4" (5.13m x 2.24m)

FIRST FLOOR

BEDROOM ONE

11' 10" x 10' 0" (3.61m x 3.05m)

BEDROOM TWO

12' 8" x 10' 10" (3.86m x 3.30m)

BEDROOM THREE

10' 9" x 7' 6" (3.28m x 2.29m)

BATHROOM

10' 11" x 4' 4" (3.33m x 1.32m)

SECOND FLOOR

BEDROOM FOUR/GUEST SUITE/HOME OFFICE

11' 1" x 10' 4" (3.38m x 3.15m)

ENSUITE

4' 11" x 3' 1" (1.50m x 0.94m)

**TOTAL SQUARE FOOTAGE**

128 sq.m (1378 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE TANDEM GARAGE****GARDEN**

With workshop to the rear

ITEMS INCLUDED IN THE SALE

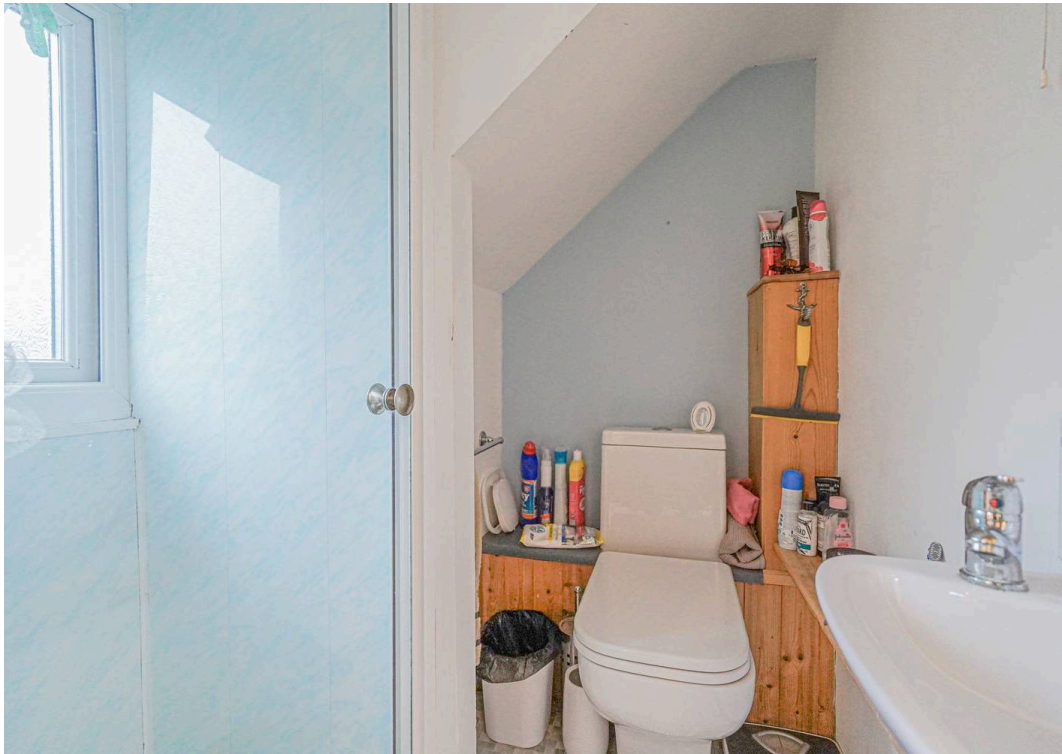
Electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

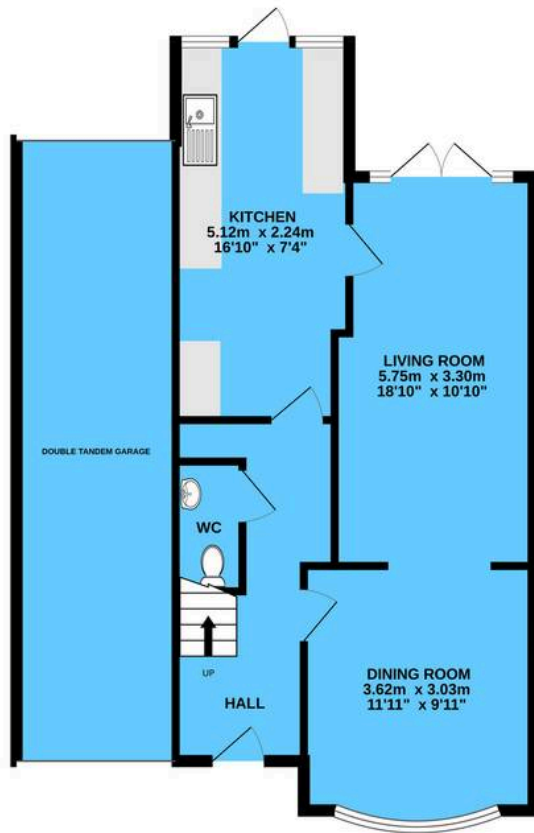
Services - mains gas, electricity and sewers, water on meter. Broadband - FTTC (fibre to the cabinet). Lofts space - boarded.

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



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 128.0 sq.m. (1378 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.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

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

xact
HOMES

