



Hollyberry Avenue, Solihull

Guide Price £575,000





PROPERTY OVERVIEW

This charming property presents a fantastic opportunity to own a four-bedroom detached family home in Solihull, boasting a prime location on a peaceful road with close proximity to local schools and amenities. With the added benefit of NO UPWARD CHAIN, the property greets you with a spacious entrance hallway leading to two generously proportioned reception rooms, including a well-lit living room and an inviting dining room, connected to a conservatory, perfect for entertaining guests. The property also features a fitted kitchen, single garage, and a guest toilet on the ground floor.

Upstairs, you will find four bedrooms, including a principal bedroom with an ensuite and fitted wardrobes, while the remaining bedrooms are serviced by a family bathroom. Outside, the property offers a beautifully landscaped rear garden with a sprawling lawn and an expansive patio seating area, providing an ideal space for outdoor relaxation and recreational activities. Don't miss out on the chance to make this delightful property your new home.





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

- Four Bedroom Detached Family Home

- NO UPWARD CHAIN

- Set On A Quiet Road

- Two Spacious Reception Rooms

- Conservatory & Fitted Kitchen

- Principal Bedroom With Ensuite

- Family Bathroom

- Lawn Rear Garden With Patio

- Wide Driveway & Single Garage





ENTRANCE HALLWAY

WC

KITCHEN

14' 1" x 8' 8" (4.30m x 2.65m)

DINING ROOM

11' 0" x 11' 0" (3.35m x 3.35m)

CONSERVATORY

9' 10" x 8' 6" (3.00m x 2.60m)

LIVING ROOM

17' 5" x 13' 1" (5.30m x 4.00m)

INTEGRAL GARAGE

31' 6" x 8' 6" (9.60m x 2.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 10' 0" (3.80m x 3.05m)

ENSUITE

6' 7" x 4' 11" (2.00m x 1.50m)

BEDROOM TWO

10' 2" x 9' 10" (3.10m x 3.00m)

BEDROOM THREE

10' 4" x 7' 3" (3.15m x 2.20m)

BEDROOM FOUR

9' 8" x 7' 1" (2.95m x 2.15m)

BATHROOM

6' 7" x 6' 1" (2.00m x 1.85m)

TOTAL SQUARE FOOTAGE

144.0 sq.m (1550 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge, washing machine, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - cable. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

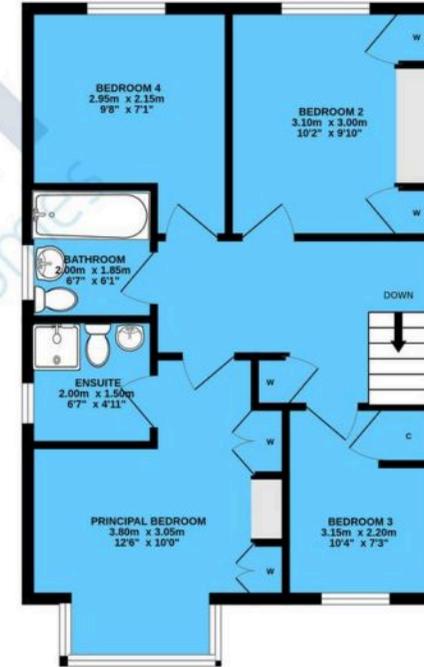
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA : 144.0 sq.m. (1550 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

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