



Chattock Avenue, Solihull

Guide Price £650,000





## PROPERTY OVERVIEW

Nestled in a tranquil cul-de-sac just a stone's throw away from local amenities and reputable schools, this delightful four-bedroom detached family home offers a harmonious blend of comfort, convenience, and style for the discerning homeowner.

Upon arrival, the property welcomes you with a commanding presence, showcasing a spacious lawn foregarden and a generous driveway leading to a detached double garage, providing ample parking space for multiple vehicles. The entrance hallway beckons you inside, boasting abundant storage options and a convenient guest cloakroom.

The heart of the home lies in the open plan kitchen/dining room featuring integrated appliances, offering a space where culinary creativity can flourish, while the dining area is perfectly positioned for hosting memorable gatherings with family and friends. The adjoining dual-aspect living room is bathed in natural light, accentuating the feature fireplace that exudes warmth and charm.

For those seeking a dedicated workspace, a home office provides a quiet sanctuary, ideal for remote work or personal projects. The practical utility room offers convenience and organisation, ensuring household tasks are executed with ease.

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Ascending the staircase, the first floor reveals four bedrooms, each offering a peaceful retreat for rest and relaxation. The principal bedroom boasts an en-suite bathroom and fitted wardrobes, offering a luxurious private sanctuary. The remaining bedrooms are serviced by a well-appointed family bathroom, catering to the needs of the entire household. Both the en-suite and family bathroom benefit from underfloor heating.

Outside, the well-maintained rear garden beckons you to unwind in its serene surroundings, boasting ample seating areas for al fresco dining or simply enjoying the outdoors in privacy and comfort.

In conclusion, this impeccable family home offers a rare opportunity to embrace a lifestyle of comfort and convenience in a sought-after location. With its thoughtful design, modern amenities, and well-manicured surroundings, this property is a true gem waiting to be called 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



**HALLWAY**

**OPEN PLAN KITCHEN / DINING ROOM**

20' 4" x 11' 2" (6.20m x 3.40m)

**LIVING ROOM**

20' 0" x 12' 0" (6.10m x 3.65m)

**HOME OFFICE**

9' 2" x 7' 6" (2.80m x 2.29m)

**UTILITY**

6' 7" x 5' 11" (2.00m x 1.80m)

**WC**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 5" x 10' 10" (4.70m x 3.30m)

**ENSUITE**

10' 8" x 6' 5" (3.25m x 1.95m)

**BEDROOM TWO**

10' 10" x 10' 4" (3.30m x 3.15m)

**BEDROOM THREE**

12' 4" x 8' 6" (3.75m x 2.60m)

**BEDROOM FOUR**

9' 0" x 6' 7" (2.75m x 2.00m)

**SHOWER ROOM**

9' 2" x 6' 5" (2.79m x 1.95m)

**OUTSIDE THE PROPERTY**

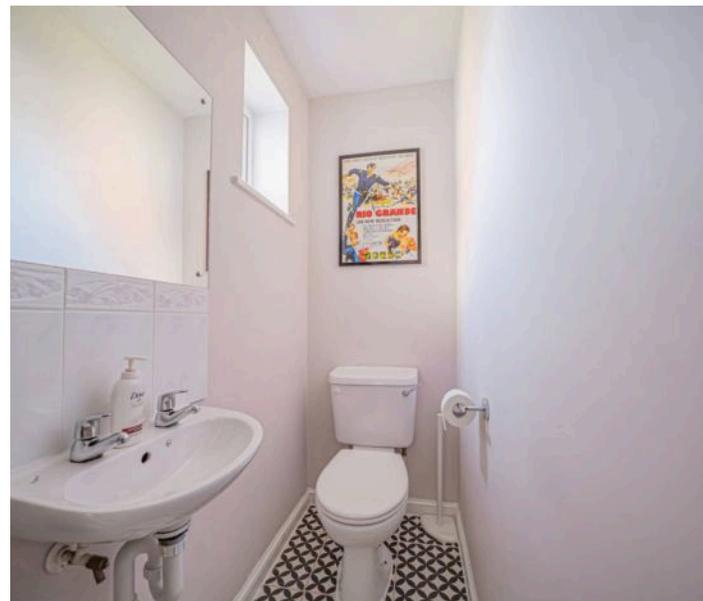
**DOUBLE GARAGE**

17' 1" x 16' 5" (5.20m x 5.00m)

**TOTAL SQUARE FOOTAGE**

153.4 sq.m (1651 sq.ft) approx.

**DRIVEWAY FOR MULTIPLE VEHICLES**





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

Integrated oven, hob, extractor, microwave and fridge freezer, underflooring heating, garden shed, carpets, curtains, blinds and fitted wardrobes in all bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - cable & FTTP (fibre to the premises). Loft space - partially boarded.

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

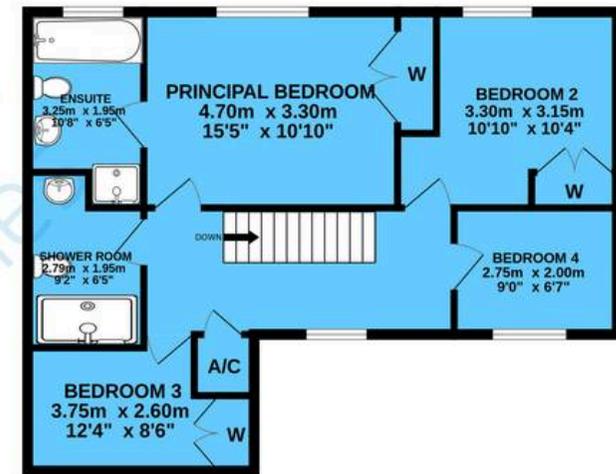
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 153.4 sq.m. (1651 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

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