



Thornby Avenue, Solihull

Guide Price £1,000,000

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PROPERTY OVERVIEW

Situated on a peaceful road in the vibrant heart of Solihull, this exceptional five-bedroom detached family home offers a luxurious retreat for those seeking a harmonious blend of comfort, style, and convenience with the added benefit of NO UPWARD CHAIN.

Upon entering this residence, you are greeted by a spacious and welcoming entrance hallway that sets an inviting tone for the entire property. The centrepiece of this home is undoubtedly the stunning open plan kitchen/diner/family room, where natural light floods the space, creating a bright and airy ambience. Featuring underfloor heating, fully integrated appliances, and seamless access to a generously sized patio seating area, this space is ideal for both everyday living and entertaining guests.

Adjacent to the kitchen is a practical utility room and a versatile playroom/cinema room, providing ample space for various activities. A flexible room to the left of the entrance is currently utilised as a music room, but can effortlessly be repurposed as a home office to suit your needs. Completing the ground floor is an additional living room, offering a peaceful retreat for relaxation.





Ascending to the upper level, you will find five bedrooms, including four spacious doubles and a single bedroom, currently utilised as a dressing room/walk-in wardrobe. Serviced by a large family bathroom and a separate shower room, the bedrooms offer peaceful sanctuaries for rest and relaxation.

Outside, the property boasts a well-established large rear garden with a delightful patio seating area, perfect for al fresco dining and enjoying the outdoors with the added benefit of ample power supply for outdoor entertainment and wiring for a water feature. A wide driveway leads to a garage with an electric door, providing ample parking and storage space.

Conveniently located just a short distance from all local amenities and Solihull School, this property offers a tranquil oasis in a prime location. Early viewing is highly recommended to fully appreciate the exceptional lifestyle on offer in this remarkable family 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





- Five Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Road In The Heart Of Solihull
- Stunning Open Plan Kitchen / Diner / Family Room
- Versatile Ground Floor Living Accommodation
- Four Double Bedrooms & Single / Dressing Room
- Family Bathroom & Shower Room
- Well Established Rear Garden With Large Patio
- Abundance Of Parking & Garage



ENTRANCE HALL

WC

LIVING ROOM

12' 6" x 10' 8" (3.80m x 3.25m)

MUSIC ROOM

8' 6" x 8' 2" (2.60m x 2.50m)

KITCHEN / DINER / FAMILY ROOM

30' 10" x 23' 4" (9.40m x 7.10m)

PLAYROOM / CINEMA ROOM

12' 10" x 10' 8" (3.90m x 3.25m)

UTILITY ROOM

10' 8" x 7' 3" (3.25m x 2.20m)

INTEGRAL GARAGE

15' 11" x 11' 6" (4.85m x 3.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 12' 0" (4.40m x 3.65m)

BEDROOM TWO

12' 8" x 12' 6" (3.85m x 3.80m)

BEDROOM THREE

10' 10" x 9' 10" (3.30m x 3.00m)

BEDROOM FOUR

10' 10" x 9' 8" (3.30m x 2.95m)

BEDROOM FIVE / WALK-IN WARDROBE / DRESSING ROOM

8' 8" x 7' 10" (2.65m x 2.40m)

BATHROOM

12' 6" x 8' 6" (3.80m x 2.60m)

SHOWER ROOM

8' 8" x 7' 7" (2.65m x 2.30m)

TOTAL SQUARE FOOTAGE

233.7 sq.m (2516 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

AEG integrated oven, Lamona integrated hob, extractor, AEG microwave, Lamona fridge/freezer, wine fridge, AEG dishwasher, washing machine, tumble dryer, some carpets, some curtains, some blinds, all light fittings, underfloor heating, garden shed, garden lighting (controlled manually and via Alexa) and wiring for outdoor water feature.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

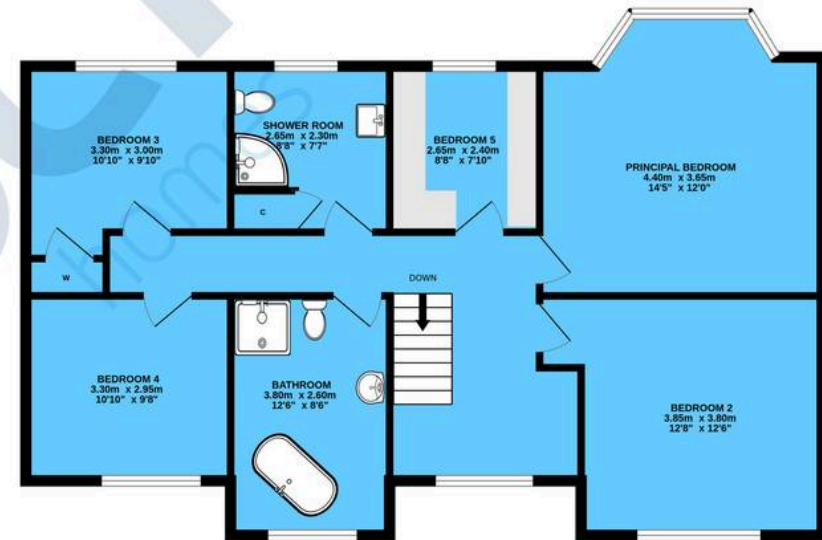
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 233.7 sq.m. (2516 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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