



Cambridge Avenue, Solihull

Guide Price £525,000





PROPERTY OVERVIEW

Situated on a sought-after and tranquil road in the desirable area of Solihull, this delightful three bedroom semi-detached family home is a rare find with the added benefit of NO UPWARD CHAIN.

Upon entering the property, you are greeted by a spacious entrance hallway that sets the tone for the rest of the house. There is also a large understairs cupboard in the hallway, offering valuable additional storage space. To the left, you will find two bright reception rooms, one of which is a formal dining room, perfect for entertaining guests, while the other is a cosy living room boasting views of the rear garden, flooding the room with natural light.

The well-appointed fitted kitchen comes complete with integrated appliances, offering convenience for every-day living. The kitchen also benefits from a separate pantry, ideal for additional food storage and organisation. Additionally, there is a large utility room with a guest toilet, providing ample storage space and practicality. A single garage adds further convenience for parking or storage needs.

Heading upstairs, the property features three generously sized double bedrooms, ensuring ample space for the whole family. These bedrooms are served by a family shower room and a separate toilet, ideal for busy mornings or relaxing evenings.





The property boasts a large rear garden, providing plenty of outdoor space for children to play or for hosting summer barbeques. A patio seating area offers a spot to relax and unwind outdoors while enjoying the peaceful surroundings.

Notably, there is excellent scope for extension should the new owners wish to expand the property, subject to obtaining the necessary planning permissions. The property also falls within the Tudor Grange catchment area, offering access to one of Solihull's most highly regarded secondary schools.

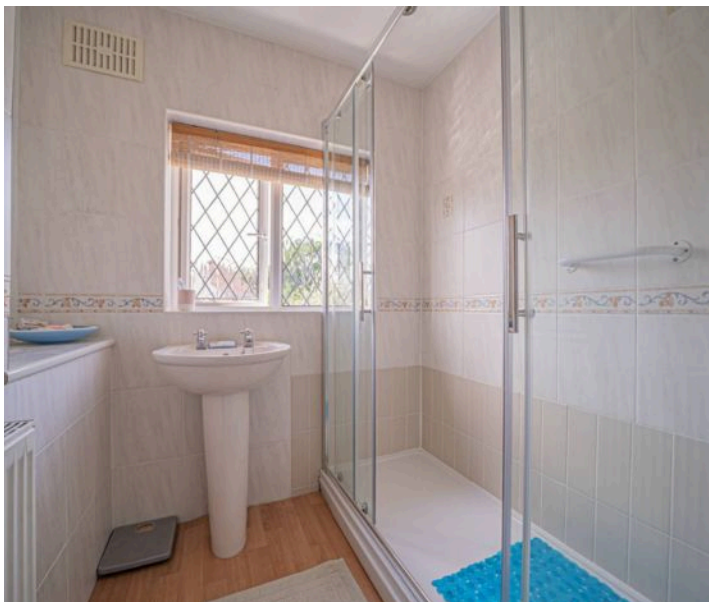
In summary, this property offers a wonderful opportunity to secure a spacious family home in a prime location, offering a peaceful retreat from the hustle and bustle of every-day life. With its desirable features and potential for further enhancement, this residence is sure to appeal to those seeking a comfortable and inviting family home in a sought-after area of Solihull.

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: E

Tenure: Freehold





- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet & Sought After Road
- Located Within The Tudor Grange Catchment Area
- Scope For Extension Subject To Planning Permission
- Two Spacious Reception Rooms
- Abundance Of Natural Light Throughout
- Fitted Kitchen With Large Utility Room & Pantry
- Three Double Bedrooms
- Large Lawn Rear Garden With Patio Seating Area



ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM

13' 9" x 11' 6" (4.20m x 3.50m)

LIVING ROOM

13' 9" x 11' 6" (4.20m x 3.50m)

KITCHEN

10' 9" x 8' 10" (3.27m x 2.68m)

UTILITY ROOM

9' 2" x 7' 10" (2.80m x 2.38m)

WC

INTEGRAL GARAGE

15' 11" x 7' 9" (4.85m x 2.37m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 2" x 11' 7" (4.31m x 3.52m)

BEDROOM TWO

13' 11" x 11' 5" (4.25m x 3.48m)

BEDROOM THREE

10' 10" x 8' 10" (3.30m x 2.70m)

SHOWER ROOM

7' 9" x 3' 7" (2.36m x 1.10m)

WC

TOTAL SQUARE FOOTAGE

119.9 sq.m (1291 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in two bedrooms and garden shed.

ADDITIONAL INFORMATION

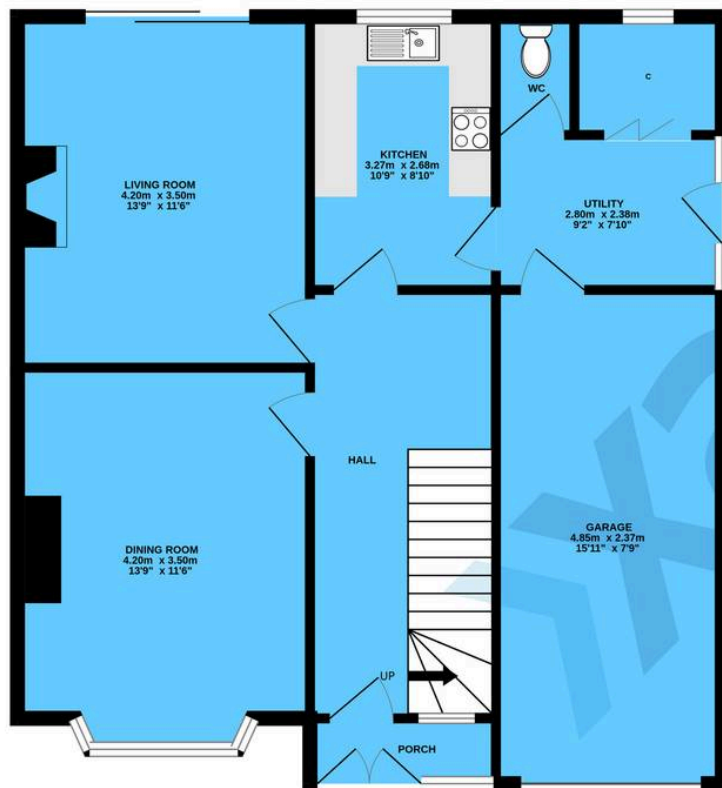
Services – direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

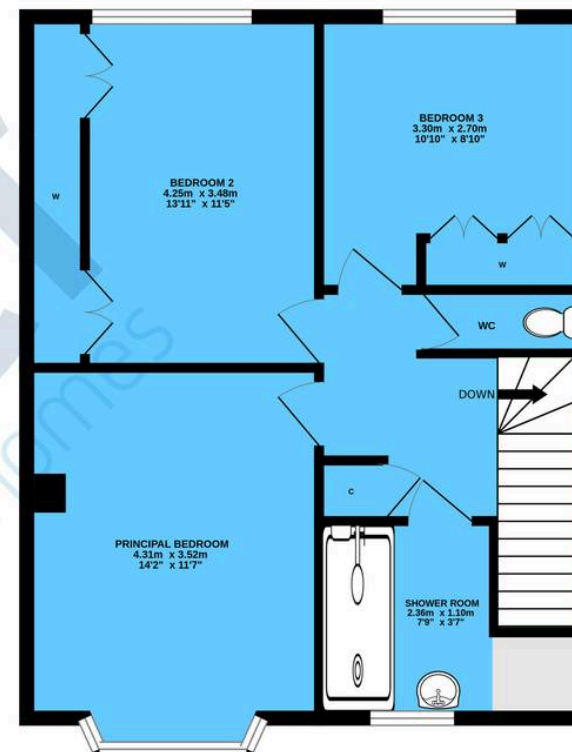
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 119.9 sq.m. (1291 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 ©2025

Xact Homes

6 The Square, Solihull - B91 3RB

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

