



Clarewell Avenue, SOLIHULL

Guide Price £725,000







## PROPERTY OVERVIEW

Located in the heart of Solihull, this five-bedroom detached family home is a true gem for those seeking a spacious and versatile living space. This property is conveniently located within the Tudor Grange catchment area.

As you approach the property, you are greeted by a lawn foregarden, setting the tone for the well-maintained exterior. Stepping inside, the spacious entrance hallway welcomes you with a guest cloakroom.

The heart of this home is undoubtedly the open plan kitchen/diner, complete with fully integrated appliances, making it a perfect space for entertaining guests or enjoying family meals. Complementing this area are two large reception rooms, including a generous living room and a formal dining room, ideal for hosting gatherings of any size. Conveniently located off the kitchen is a practical utility room, providing storage space and laundry facilities.

Upstairs, you will find five generously sized bedrooms, offering ample space for family members or guests.

The principal bedroom boasts an ensuite shower room and generous storage space, ensuring a comfortable retreat.







Additionally, bedroom two also benefits from its ensuite shower room, providing added convenience and privacy. The remaining bedrooms are serviced by a family bathroom, offering a well-appointed space for relaxation and rejuvenation.

Stepping outside, the rear garden is beautifully maintained, featuring a large patio seating area and a vast lawn section, perfect for outdoor activities or enjoying a quiet moment in the sun. The driveway offers a parking space, alongside a single garage for added convenience.

In conclusion, this family home offers a harmonious blend of practicality and comfort, making it an ideal choice for those seeking a desirable location.

#### 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.

- Five Bedroom Detached Family Home
- Tudor Grange Catchment Area
- Open Plan Kitchen / Dining Room







Tenure: Freehold

- Five Bedroom Detached Family Home
- Tudor Grange Catchment Area
- Open Plan Kitchen / Dining Room
- Utility Room
- Two Large Reception Rooms
- Five Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Well Maintained Private Rear Garden
- Ohme Electric Car Charger
- Single Garage & Off Road Parking







**HALLWAY**  
**GUEST WC**

**LIVING ROOM**  
18' 3" x 12' 1" (5.57m x 3.68m)

**DINING ROOM**  
11' 7" x 10' 2" (3.52m x 3.11m)

**KITCHEN / DINER**  
18' 9" x 15' 9" (5.71m x 4.79m)

**UTILITY**  
8' 0" x 4' 11" (2.43m x 1.50m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**  
13' 0" x 10' 6" (3.95m x 3.20m)

**ENSUITE**  
10' 2" x 3' 4" (3.10m x 1.01m)

**BEDROOM TWO**  
16' 2" x 9' 11" (4.93m x 3.03m)

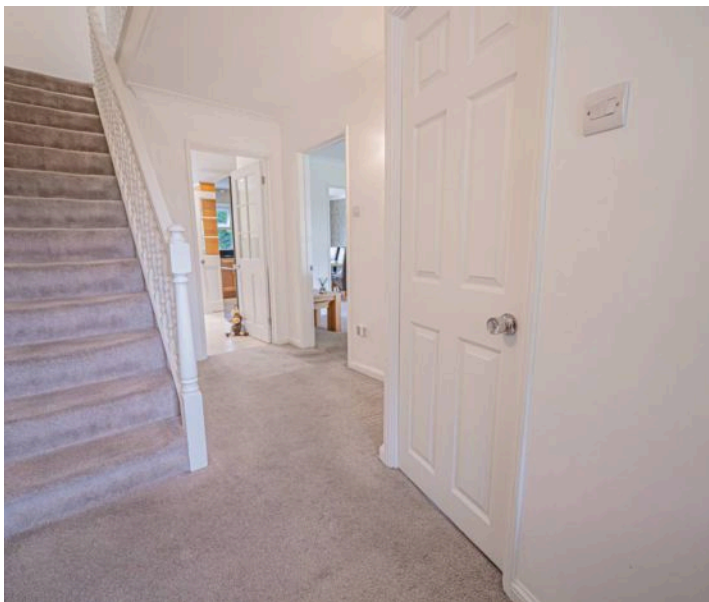
**ENSUITE**  
6' 6" x 5' 7" (1.97m x 1.71m)

**BEDROOM THREE**  
13' 1" x 8' 6" (3.99m x 2.59m)

**BEDROOM FOUR**  
10' 6" x 7' 0" (3.20m x 2.14m)

**BEDROOM FIVE**  
14' 1" x 8' 9" (4.30m x 2.66m)

**FAMILY BATHROOM**  
10' 4" x 5' 6" (3.14m x 1.68m)



**TOTAL SQUARE FOOTAGE**

160.4 sq.m (1726 sq.ft) approx.

**OUTSIDE THE PROPERTY****WELL MAINTAINED PRIVATE SOUTH WEST FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Neff Oven, hob, extractor, and dishwasher. All carpets and curtains. Car charging point.

**ADDITIONAL INFORMATION**

Services - mains water, gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft - Boarded and insulated.

**INFORMATION FOR POTENTIAL BUYERS**

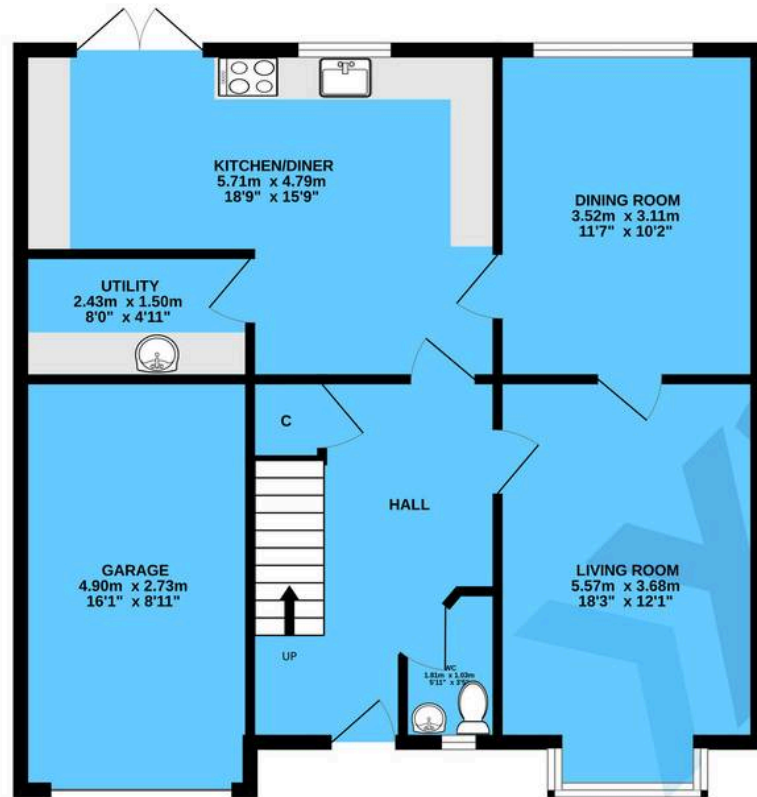
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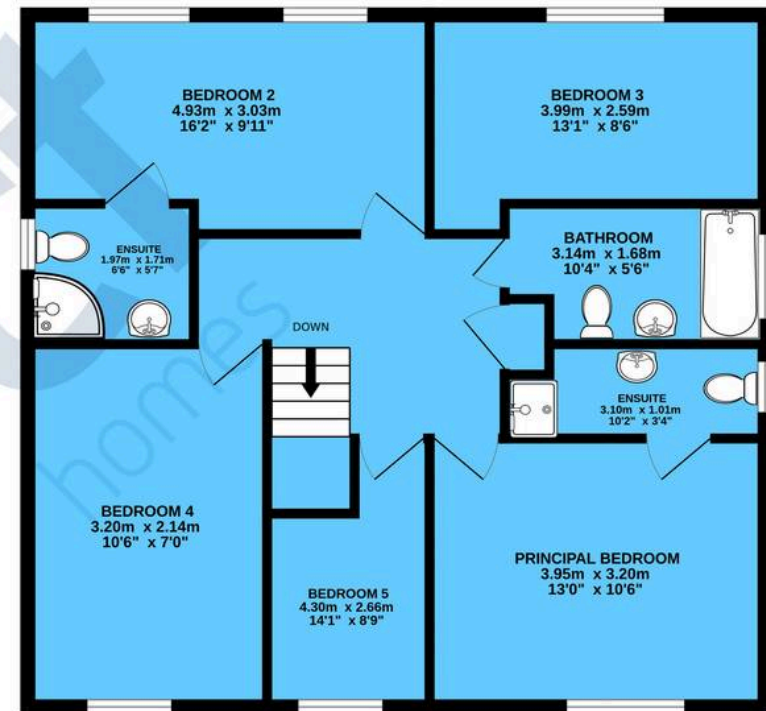




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 160.4 sq.m. (1726 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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