



Thurlston Avenue, Solihull

Guide Price £325,000





PROPERTY OVERVIEW

Presenting an excellent opportunity to shape your ideal residence. This three-bedroom semi-detached home is ideally located on a pleasant street in Solihull, within close proximity to a variety of local amenities and schools. In need of modernisation, this property boasts ample potential for expansion, subject to obtaining the necessary planning permission.

Upon entry, you are welcomed by an inviting hallway leading to a dual-aspect living/dining room, a fitted kitchen overlooking the rear garden, and a convenient utility room.

Upstairs, three bedrooms and a family bathroom provide comfortable accommodation suitable for family living.

Additional features include a single garage, a generously sized rear garden, and a driveway to the front of the property.

With its desirable location and versatile living spaces, this property offers an exciting canvas for those seeking to create a bespoke home tailored to their specific tastes and requirements.





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: C

Tenure: Freehold

- Prime Location On A Pleasant Street In Solihull
- Three Bedroom Semi Detached Home
- Spacious Dual Aspect Living / Dining Room
- Fitted Kitchen With Views Over The Rear Garden
- Separate Utility Room For Added Convenience
- Generously Sized Rear Garden
- Single Garage And Driveway Providing Ample Parking
- Excellent Scope For Modernisation And Extension (STPP)





ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING / DINING ROOM

24' 7" x 11' 6" (7.49m x 3.50m)

KITCHEN

10' 1" x 6' 9" (3.08m x 2.06m)

UTILITY ROOM

10' 4" x 7' 3" (3.14m x 2.20m)

INTEGRAL GARAGE

11' 6" x 7' 3" (3.50m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 11" x 10' 11" (3.94m x 3.34m)

BEDROOM TWO

12' 1" x 10' 1" (3.69m x 3.07m)

BEDROOM THREE

8' 0" x 5' 11" (2.45m x 1.81m)

BATHROOM

7' 6" x 6' 10" (2.29m x 2.08m)

TOTAL SQUARE FOOTAGE

86.3 sq.m (929 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN



ITEMS INCLUDED IN THE SALE

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

ADDITIONAL INFORMATION

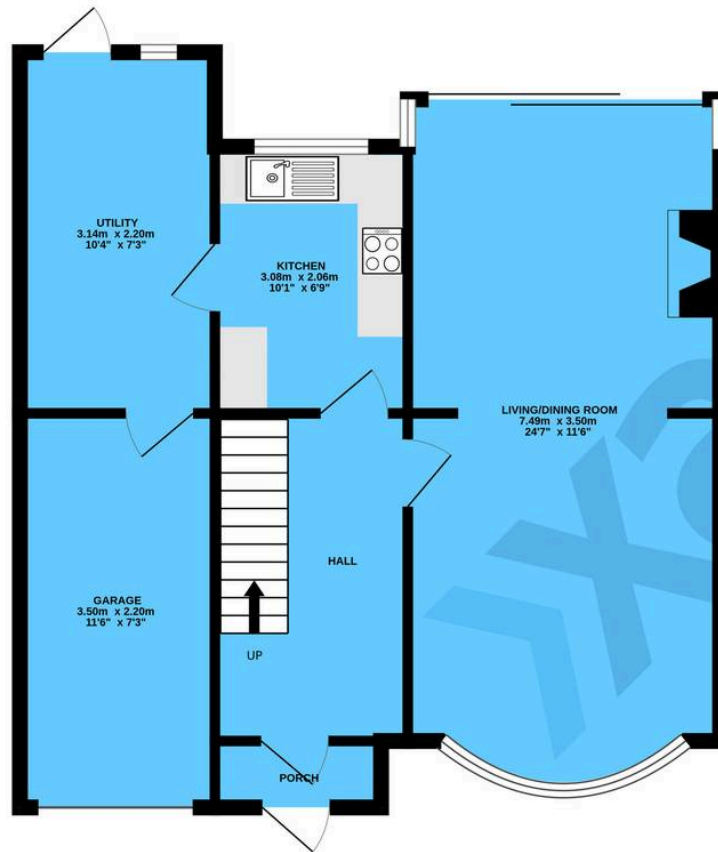
Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

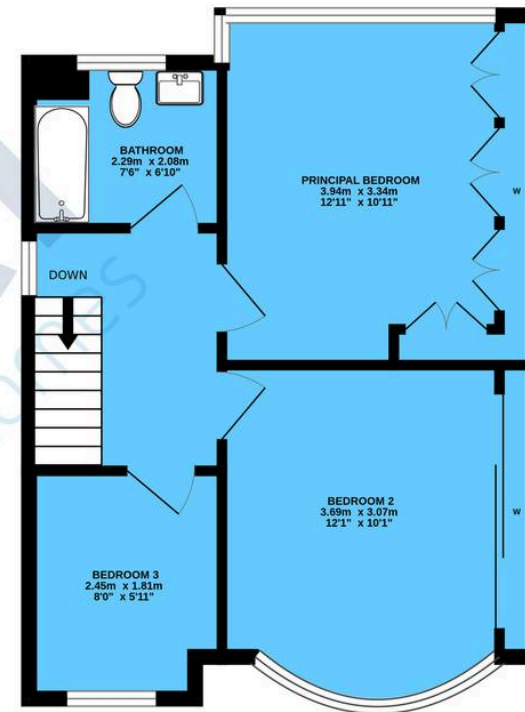
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 86.3 sq.m. (929 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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