



Thorngrove Avenue, Solihull

Guide Price £479,950





PROPERTY OVERVIEW

We are delighted to present this stunning three-bedroom detached home, located on a peaceful road, just a stone's throw away from a plethora of local amenities and schools. The property is beautifully presented throughout, making it the ideal home for families or those looking for a peaceful retreat.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxing or entertaining guests. The open-plan kitchen/diner is flooded with natural light and leads seamlessly to a generously sized conservatory, offering a wonderful space to enjoy meals with family or friends.

Completing the ground floor is a practical guest cloakroom and a convenient single garage, providing ample storage space for vehicles or belongings.



Ascending the stairs, you will find three generously proportioned bedrooms. The principal bedroom boasts the luxury of an en-suite shower room, providing a private sanctuary for relaxation. The remaining bedrooms are serviced by a family bathroom, ensuring there is ample space for all members of the household.

Outside, the property boasts a well-maintained rear garden, complete with a charming patio seating area, perfect for enjoying al fresco dining or simply soaking up the sunshine.



In summary, this property offers a fantastic opportunity to own a beautifully presented home in a sought-after location. With its spacious living areas, abundance of natural light, and convenient proximity to local amenities, schools, and transport links, this home provides the perfect blend of comfort and practicality. Don't miss your chance to make this property your own - book a viewing today!

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 Detached Home
- Beautifully Presented & Well Maintained Throughout
- Short Distance To All Local Amenities & Schools
- Spacious Living Room
- Superb Open Plan Kitchen / Diner & Large Conservatory
- Downstairs Cloakroom
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Rear Garden With Patio
- Single Garage & Driveway



ENTRANCE HALLWAY

LIVING ROOM

16' 11" x 10' 8" (5.15m x 3.24m)

KITCHEN / DINER

19' 0" x 7' 7" (5.80m x 2.32m)

CONSERVATORY

9' 10" x 9' 2" (3.00m x 2.80m)

WC

INTEGRAL GARAGE

16' 0" x 8' 0" (4.87m x 2.43m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 10' 9" (3.96m x 3.27m)

ENSUITE

5' 2" x 4' 8" (1.58m x 1.43m)

BEDROOM TWO

11' 2" x 10' 9" (3.41m x 3.28m)

BEDROOM THREE

9' 9" x 8' 2" (2.96m x 2.49m)

BATHROOM

8' 0" x 5' 3" (2.45m x 1.60m)

TOTAL SQUARE FOOTAGE

89.2 sq.m (960 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, Bosch integrated hob, extractor, Bosch washing machine, tumble dryer, all carpets, all blinds, all light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

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.

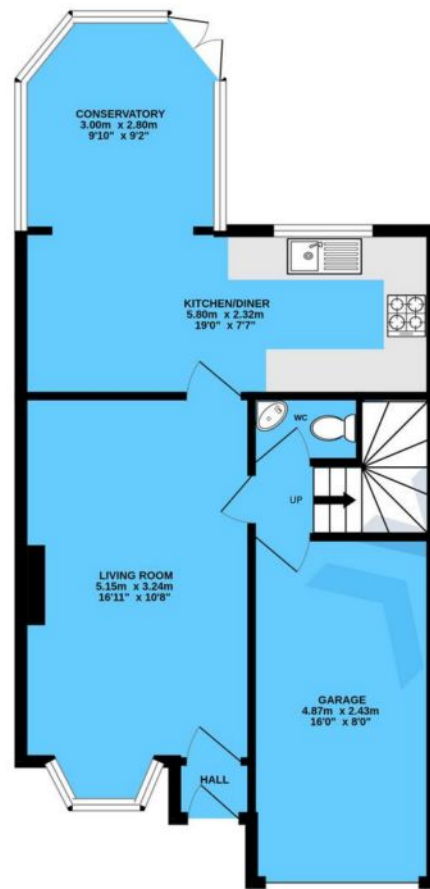
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

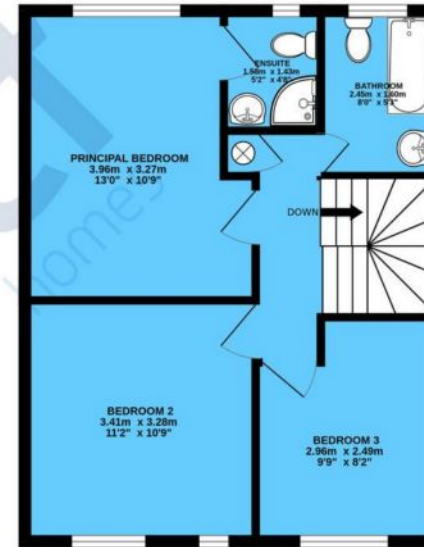
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 89.2 sq.m. (960 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

xact
HOMES

