



Clarewell Avenue, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

***** This property is currently leasehold, the lease will be purchased at the time of the sale *****

Welcome to this beautifully presented four-bedroom detached family home, thoughtfully extended and remodelled to offer a modern living experience. Located on a quiet cul-de-sac just a stone's throw away from all local amenities and within the highly sought-after Tudor Grange catchment area, this property offers both convenience and tranquillity. Upon entering, you are greeted by a welcoming entrance hallway that leads to the ground floor living spaces. The heart of the home is the delightful open plan kitchen/diner, flooded with natural light and featuring fully integrated appliances, a central island, and ample space for dining. The dining area seamlessly flows out to a patio seating area through double doors, perfect for al fresco dining and entertaining. The ground floor also boasts a spacious living room with a feature window offering a peaceful retreat, a practical utility room for added convenience, and a guest cloakroom. Heading upstairs, you will find four generously sized bedrooms, each offering a comfortable retreat. The principal bedroom includes an en-suite bathroom for added privacy, while the remaining bedrooms are serviced by a separate family bathroom.





Outside, the property continues to impress with a well-maintained garden featuring a superb seating area and canopy, providing the perfect spot to relax and unwind. The property also benefits from a driveway suitable for multiple vehicles, ensuring ample parking space for you and your guests. In summary, this property offers a harmonious blend of modern living, convenient location, and peaceful surroundings, making it the ideal family home. Don't miss the opportunity to make this house your 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: E

Tenure: Leasehold



- Four Bedroom Detached Family Home
- Beautifully Presented Throughout
- Thoughtfully Extended & Remodelled
- Open Plan Kitchen / Diner
- Spacious Living Room
- Abundance Of Natural Light Throughout
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well Maintained Rear Garden

**ENTRANCE HALLWAY**

14' 4" x 5' 9" (4.38m x 1.74m)

WC

7' 8" x 2' 9" (2.33m x 0.84m)

LIVING ROOM

16' 5" x 11' 7" (5.00m x 3.53m)

KITCHEN

14' 8" x 13' 1" (4.48m x 3.99m)

DINING AREA

11' 6" x 8' 6" (3.51m x 2.60m)

UTILITY

9' 5" x 7' 0" (2.87m x 2.13m)

FIRST FLOOR**PRINCIPAL BEDROOM**

11' 11" x 11' 7" (3.63m x 3.54m)

ENSUITE

6' 0" x 4' 11" (1.83m x 1.51m)

BEDROOM TWO

11' 7" x 8' 5" (3.54m x 2.56m)

BEDROOM THREE

8' 7" x 8' 7" (2.62m x 2.62m)

BEDROOM FOUR

9' 3" x 8' 9" (2.83m x 2.67m)

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)



OUTSIDE THE PROPERTY

GARAGE/STORE

8' 3" x 6' 11" (2.51m x 2.12m)

TOTAL SQUARE FOOTAGE

105.0 sq.m (1130 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Two integrated ovens, integrated hob, extractor, fridge, dishwasher, garden shed and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

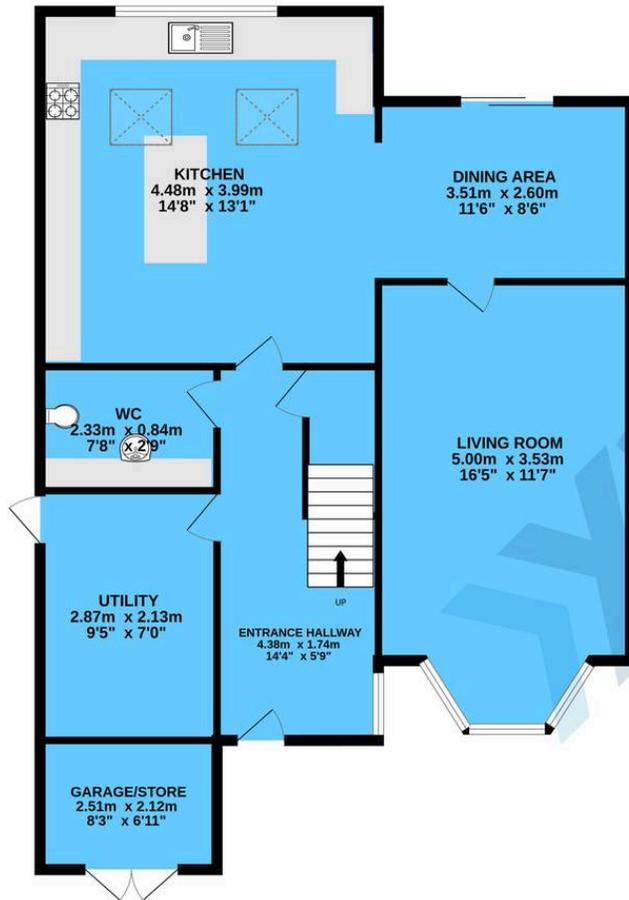
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises) Loft space - part boarded. Ground rent - £90 pa.

INFORMATION FOR POTENTIAL BUYERS

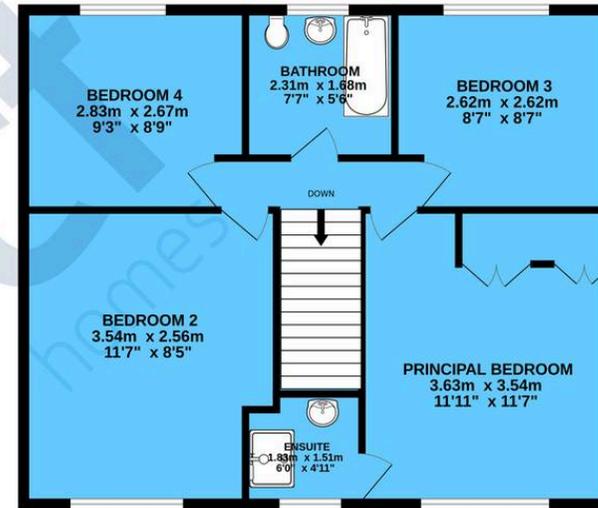
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 105.0 sq.m. (1130 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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