



**Stonebow Avenue, Solihull**

Guide Price £575,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Situated on a peaceful and desirable cul-de-sac in Solihull, this four-bedroom detached family home presents a rare opportunity with NO UPWARD CHAIN. Boasting a corner plot and proximity to a range of local amenities and schools, this residence offers both convenience and comfort.

Upon entering, you are greeted by a spacious and inviting hallway, complete with a guest cloakroom for added convenience. The ground floor features a generously sized living room, highlighted by a charming feature fireplace and seamlessly connected to the dining room through a set of double doors, making it the perfect space for both relaxation and entertainment.

The property includes a kitchen with ample work surfaces and a utility room, ensuring functionality meets style. Moving upstairs, you will find four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite for added privacy. The remaining bedrooms are served by a family bathroom, affording comfort and convenience for the whole household.

Outside, a meticulously maintained private rear garden provides a tranquil retreat, ideal for alfresco dining or simply unwinding after a long day. In addition, the property features a driveway with space for multiple cars and a tandem garage, ensuring ample parking and storage solutions for modern family living.





To be at the heart of a sought-after community while enjoying the comforts of a spacious family home, this property encapsulates the perfect blend of location, convenience, and comfort. Don't miss your chance to make this property yours and start creating new memories in this inviting and well-appointed residence.

#### 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

- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Close To All Local Amenities & Schools
- Two Large Reception Rooms
- Fitted Kitchen & Utility Room
- Principal Bedroom With En-Suite
- Driveway & Tandem Garage
- Private Rear Garden



## HALLWAY

## WC

## LIVING ROOM

19' 8" x 11' 1" (6.00m x 3.39m)

## DINING ROOM

11' 1" x 10' 11" (3.37m x 3.33m)

## KITCHEN

14' 1" x 8' 9" (4.28m x 2.67m)

## UTILITY ROOM

9' 4" x 6' 7" (2.85m x 2.01m)

## INTEGRAL TANDEM GARAGE

24' 6" x 8' 7" (7.47m x 2.61m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

12' 7" x 11' 2" (3.84m x 3.40m)

### ENSUITE

7' 5" x 4' 5" (2.26m x 1.34m)

### BEDROOM TWO

10' 0" x 9' 11" (3.05m x 3.02m)

### BEDROOM THREE

10' 0" x 9' 11" (3.04m x 3.02m)

### BEDROOM FOUR

12' 7" x 8' 8" (3.84m x 2.65m)

### BATHROOM

6' 6" x 6' 4" (1.98m x 1.92m)

### TOTAL SQUARE FOOTAGE

138.0 sq.m (1485 sq.ft) approx.

## OUTSIDE THE PROPERTY

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### METICULOUSLY MAINTAINED PRIVATE REAR GARDEN



#### ITEMS INCLUDED IN THE SALE

Neff integrated oven, Tricity Bendix integrated hob, Neff extractor, fridge, Beko fridge/freezer, Hotpoint dishwasher, Hotpoint washing machine, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

#### ADDITIONAL INFORMATION

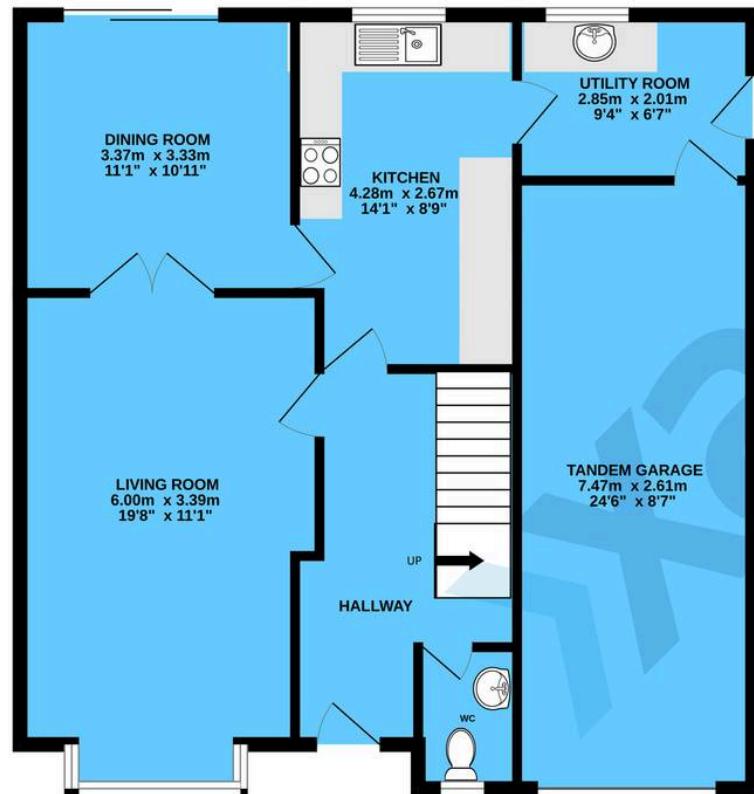
Services – mains gas, electricity and sewers.

#### INFORMATION FOR POTENTIAL BUYERS

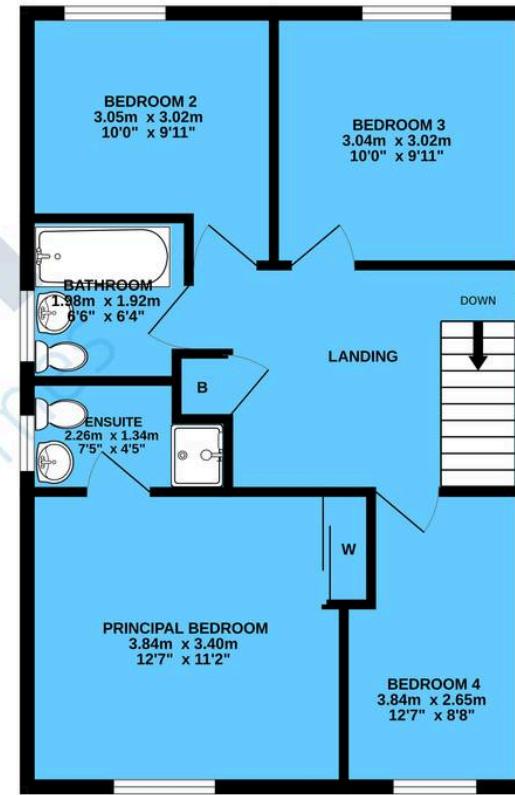
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 138.0 sq.m. (1485 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**

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