



Thornby Avenue, Solihull

Offers in Region of £735,000

**xact**  
HOMES



## PROPERTY OVERVIEW

This delightful four bedroom detached family home is located on a quiet and highly sought after road in the centre of Solihull. With close proximity to local shops, reputable schools and within walking distance to the train station, the property offers convenience and an exceptional standard of living. Immaculately presented throughout, the home is accessed via a welcoming entrance hallway that sets the tone for the rest of the property. The ground floor features two inviting reception rooms, each flooded with natural light and offering versatile spaces for relaxation or entertaining. The open plan kitchen/dining room enjoys excellent views of the large rear garden, making it perfect for family meals or gatherings with friends. A practical side utility area provides direct access to the garage, while two guest toilets add further convenience to the ground floor. Upstairs, the property boasts four generously sized bedrooms, including three spacious doubles and a single bedroom currently utilised as a home office. A modern family bathroom serves all bedrooms, ensuring comfort for every member of the household.



Outside, the property enjoys a wonderful and well maintained rear garden, which is full of established shrubs and mature planting, creating a tranquil and private retreat. The garden offers ample space for outdoor dining, play or simply relaxing in the sunshine, with a patio area perfect for summer barbeques and entertaining. To the front of the property, a spacious driveway provides off-road parking for multiple vehicles (ideal for families or visitors) and leads to the attached garage for additional storage or secure parking.

#### 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: F

Tenure: Freehold



- Delightful Four Bedroom Detached Family Home
- Set On A Quiet & Sought After Road In Solihull
- Close To All Local Amenities, Schools & Solihull Station
- Immaculately Presented Throughout
- Two Spacious Reception Rooms
- Open Plan Kitchen / Dining Room
- Practical Utility Room & Garage
- Four Generously Sized Bedrooms
- Excellent Well Established Rear Garden
- Driveway For Multiple Vehicles

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

11' 7" x 14' 6" (3.54m x 4.41m)

#### **SNUG**

11' 1" x 14' 5" (3.38m x 4.39m)

#### **KITCHEN/DINING ROOM**

17' 0" x 10' 6" (5.19m x 3.20m)

#### **UTILITY**

5' 5" x 13' 6" (1.65m x 4.12m)

#### **WC**

#### **GARAGE**

14' 8" x 13' 3" (4.47m x 4.04m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 4" x 14' 10" (3.45m x 4.51m)

#### **BEDROOM TWO**

11' 3" x 14' 2" (3.42m x 4.31m)

#### **BEDROOM THREE**

8' 3" x 13' 10" (2.52m x 4.22m)

**BEDROOM FOUR**

8' 0" x 8' 8" (2.45m x 2.64m)

**BATHROOM**

7' 7" x 11' 2" (2.32m x 3.41m)

**TOTAL SQUARE FOOTAGE**

155.0 sq.m (1665 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WELL MAINTAINED REAR GARDEN WITH PATIO AREA**

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, all carpets and some light fittings.

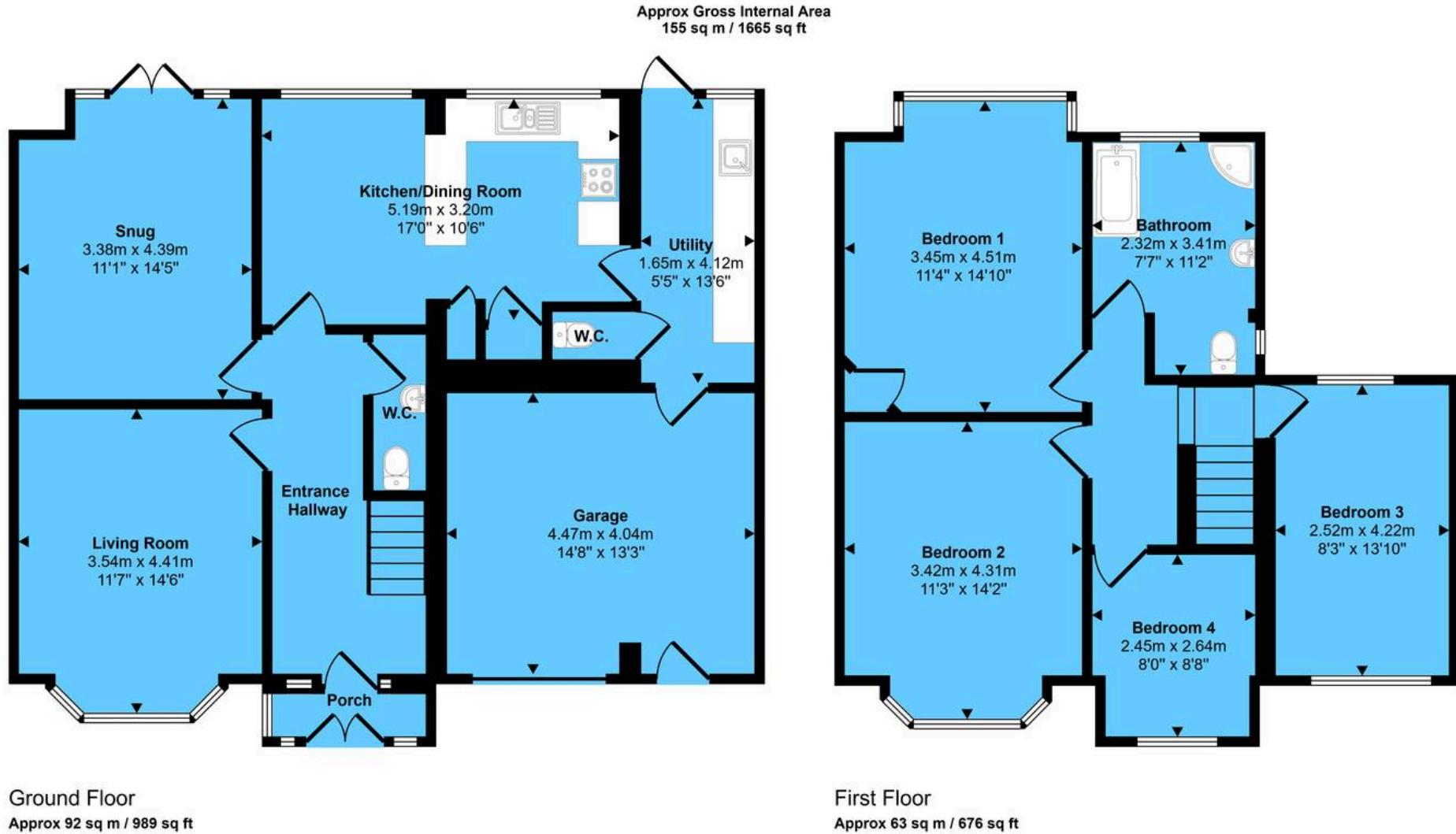
**ADDITIONAL INFORMATION**

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





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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