



Heathcote Avenue, Solihull

Guide Price £685,000





PROPERTY OVERVIEW

This significantly extended and thoughtfully remodelled four bedroom detached family home is set on a quiet road close to all local amenities and highly regarded schools, enjoying open aspects to both the front and rear, offering an exceptional standard of living for the modern family. The property is well presented throughout and benefits from an abundance of natural light, creating a bright and welcoming atmosphere in every room.

Accessed via a welcoming entrance porch, the spacious hallway leads to a guest cloakroom and two large reception rooms. The main living room is generously proportioned and bathed in natural light, making it an ideal space for relaxation or entertaining guests. The versatile dining room, currently used as a home office, offers flexibility to suit your lifestyle needs.

The delightful kitchen and dining area is the true heart of the home, featuring extensive work space and ample storage, with the dining area enclosed in a wonderful conservatory that provides a charming setting for family meals. A large garage with an electric door offers additional storage and secure parking.

Upstairs, there are four generously sized bedrooms, including a large principal bedroom with fitted storage and a modern en-suite shower room. The remaining double bedrooms are serviced by a well-appointed family bathroom and separate WC, ensuring comfort and convenience for all residents.





The property also benefits from a large driveway, providing off-street parking for multiple vehicles.

This beautifully maintained home combines practical family living with stylish finishes and is ideally situated for access to local shops, schools and transport links, being within the current Tudor Grange school catchment area and within walking distance of the school, as well as well-regarded infant and junior schools, Solihull station, and a small parade of shops on Prospect Lane, making it a superb choice for families seeking space, comfort and convenience in a sought-after location.

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





- Significantly Extended And Remodelled Four Bedroom Detached Family Home On A Quiet Residential Road
- Open Aspects To Both The Front And Rear
- Bright And Well Presented Throughout With Excellent Natural Light And Spacious Accommodation
- Two Large Reception Rooms, Including A Generous Living Room And Versatile Dining Room / Home Office
- Open Plan Kitchen / Dining Area, Including Extensive Workspace Leading Into A Conservatory-Style Dining Space
- Four Well-Proportioned Bedrooms, Including A Principal Bedroom With Fitted Storage & An Ensuite Shower Room
- A Modern Family Bathroom & Separate WC Serve The Remaining Double Bedrooms
- Large Garage With Electric Door Plus Driveway Parking For Multiple Vehicles
- Conveniently Located Close To Local Amenities, Well-Regarded Schools, And Transport Links



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

KITCHEN / DINING AREA

23' 2" x 7' 6" (7.05m x 2.28m)

LIVING ROOM

18' 2" x 11' 9" (5.53m x 3.57m)

DINING ROOM

12' 10" x 11' 9" (3.92m x 3.58m)

INTEGRAL GARAGE

17' 11" x 12' 4" (5.46m x 3.77m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 3" x 12' 9" (5.26m x 3.88m)

ENSUITE

5' 6" x 4' 2" (1.67m x 1.27m)

BEDROOM TWO

11' 10" x 11' 9" (3.60m x 3.59m)

BEDROOM THREE

13' 3" x 10' 6" (4.04m x 3.19m)

BEDROOM FOUR

9' 0" x 7' 10" (2.74m x 2.38m)

BATHROOM

8' 4" x 6' 4" (2.53m x 1.92m)

WC

TOTAL SQUARE FOOTAGE

169.0 sq.m (1815 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN



ITEMS INCLUDED IN THE SALE

Integrated double oven, integrated induction hob, kitchen extractor, fridge, dishwasher, all carpets, some curtains, all blinds, all light fittings, electric roof blinds in conservatory, fitted wardrobes in one bedroom and electric garage door. Further items TBC.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Loft - boarded with ladder. Double glazing throughout with cavity wall insulation.

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.



Approx Gross Internal Area
169 sq m / 1815 sq ft



Ground Floor
Approx 95 sq m / 1026 sq ft

First Floor
Approx 73 sq m / 789 sq ft

 Denotes head height below 1.5m

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.

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