



Witley Avenue, Solihull

Guide Price £715,000





## PROPERTY OVERVIEW

This delightful five bedroom semi-detached family home is beautifully presented throughout and occupies a prime position on a quiet road in the heart of Solihull. Ideally situated within easy walking distance to local shops, amenities, highly regarded schools and convenient transport links, this property is perfect for a range of buyers, from growing families to those looking to downsize without compromising on space or location.

Upon entering, you are greeted by a welcoming entrance hallway that offers ample storage space and a practical guest cloakroom, setting the tone for the well-planned accommodation that follows. The heart of the home is the impressive extended open plan kitchen and dining area, flooded with natural light and featuring extensive work surfaces and integrated appliances, making it an ideal space for both everyday living and entertaining.

Two large reception rooms provide flexible living options, including a spacious living room with views of the rear garden and a versatile family room or formal dining room to the front of the property, catering to a variety of lifestyle needs.

Upstairs, five generously sized bedrooms await, each thoughtfully designed to offer comfort and versatility, all serviced by two well-appointed bathrooms.

The property also benefits from a beautifully maintained south facing rear garden and a driveway to the front, providing ample off-road parking and leading to an integral garage, which offers further convenience and storage solutions.





Finished to a high standard throughout, this exceptional home combines stylish interiors with practical family living, all within a sought-after Solihull location. Early viewing is highly recommended to fully appreciate the quality and flexibility this wonderful property has to offer.

#### 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



- Delightful Five Bedroom Semi-Detached Family Home
- Prime Location In The Heart Of Solihull
- Walking Distance To All Local Amenities, Schools & Transport Links
- Abundance Of Natural Light Throughout
- Two Large Reception Rooms
- Open Plan Kitchen / Dining Area
- Five Generously Sized Bedrooms
- Two Family Bathrooms
- South Facing Rear Garden
- Large Driveway & Integral Garage



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

19' 6" x 10' 11" (5.95m x 3.32m)

**FAMILY / DINING ROOM**

12' 9" x 11' 0" (3.89m x 3.36m)

**KITCHEN AREA**

15' 3" x 11' 10" (4.66m x 3.60m)

**DINING AREA**

15' 5" x 7' 10" (4.70m x 2.38m)

**INTEGRAL GARAGE**

17' 2" x 15' 6" (5.23m x 4.72m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 7" x 11' 4" (4.44m x 3.46m)

**BEDROOM TWO**

15' 0" x 9' 9" (4.58m x 2.96m)

**BEDROOM THREE**

10' 11" x 10' 4" (3.33m x 3.14m)

**BEDROOM FOUR**

9' 7" x 9' 1" (2.92m x 2.77m)

**BEDROOM FIVE**

9' 3" x 8' 8" (2.82m x 2.65m)

**BATHROOM**

8' 9" x 5' 5" (2.67m x 1.66m)

**SHOWER ROOM**

7' 8" x 5' 6" (2.34m x 1.68m)

**TOTAL SQUARE FOOTAGE**

183.0 sq.m (1965 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**SOUTH FACING GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, extractor, microwave, fridge/freezer, dishwasher, all carpets, some curtains, some blinds, some light fittings and tool store.

## **ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.  
Broadband - ADSL copper wire. Loft - boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

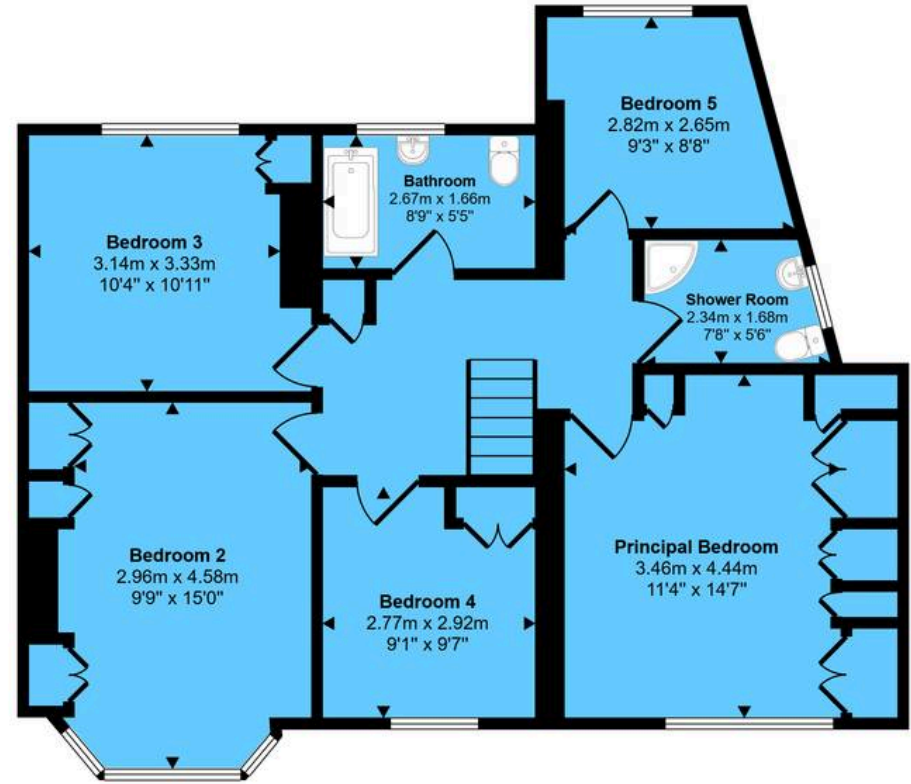
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area  
183 sq m / 1965 sq ft



Ground Floor  
Approx 100 sq m / 1073 sq ft



First Floor  
Approx 83 sq m / 892 sq ft

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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