



Stonebow Avenue, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

This delightful one bedroom detached cottage is a rare find, combining period charm with modern convenience in a highly sought after location within easy walking distance of the local train station. Offered to the market with no upward chain, this property is perfect for downsizers or those seeking a characterful home with an abundance of natural light throughout. The cottage is accessed via a welcoming entrance hallway, which leads into a spacious living/dining room, offering ample space for both relaxation and entertaining. The living area benefits from a door opening out to a patio area (ideal for enjoying morning coffee or evening drinks). The fitted kitchen is well equipped with integrated appliances, providing a practical and stylish space for cooking. There is also a guest cloakroom on the ground floor for added convenience. The large double bedroom is full of character, featuring exposed beams and generous proportions, making it a peaceful retreat at the end of the day. The family bathroom is presented as a modern walk in wet room, offering both functionality and comfort. Throughout the property, you will notice charming period details that add to its unique appeal, while thoughtful updates ensure it is ready for immediate occupation.





Residents benefit from ample parking options, including a space on the driveway to the front of the property, as well as a single garage in a detached block with an additional parking space in front (ideal for those with multiple vehicles or in need of extra storage). The property also enjoys access to well maintained communal gardens, which are shared with neighbouring homes and professionally cared for, allowing residents to enjoy attractive surroundings without the need for gardening - perfect for those seeking a low maintenance lifestyle. With its enviable position close to local amenities and transport links, as well as its blend of character and practicality, this charming cottage offers an exceptional opportunity for buyers looking for a unique and welcoming home. Early viewing is highly recommended to fully appreciate the quality and appeal of this lovely property.

#### 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: D

Tenure: Freehold





- Delightful One Bedroom Detached Cottage
- NO UPWARD CHAIN
- Full Of Character & Traditional Features
- Abundance Of Natural Light Throughout
- Spacious Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Beautifully Maintained Communal Gardens With Secluded Seating Area
- Ideal For Downsizers
- Walking Distance To Widney Manor Station
- Two Parking Spaces & Single Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING/DINING ROOM**

13' 8" x 14' 8" (4.16m x 4.48m)

#### **KITCHEN**

7' 8" x 9' 1" (2.34m x 2.78m)

#### **INNER HALL**

#### **BEDROOM**

10' 10" x 10' 11" (3.29m x 3.33m)

#### **WET ROOM**

7' 3" x 5' 9" (2.21m x 1.76m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

8' 5" x 16' 10" (2.56m x 5.12m)

#### **TOTAL SQUARE FOOTAGE**

62.0 sq.m (671 sq.ft) approx.

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **WELL MAINTAINED COMMUNAL GARDENS**

#### **PATIO AREA**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine and all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire. Loft space - part boarded. Service charge - £700 pa. (for gardens etc.)

#### **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.

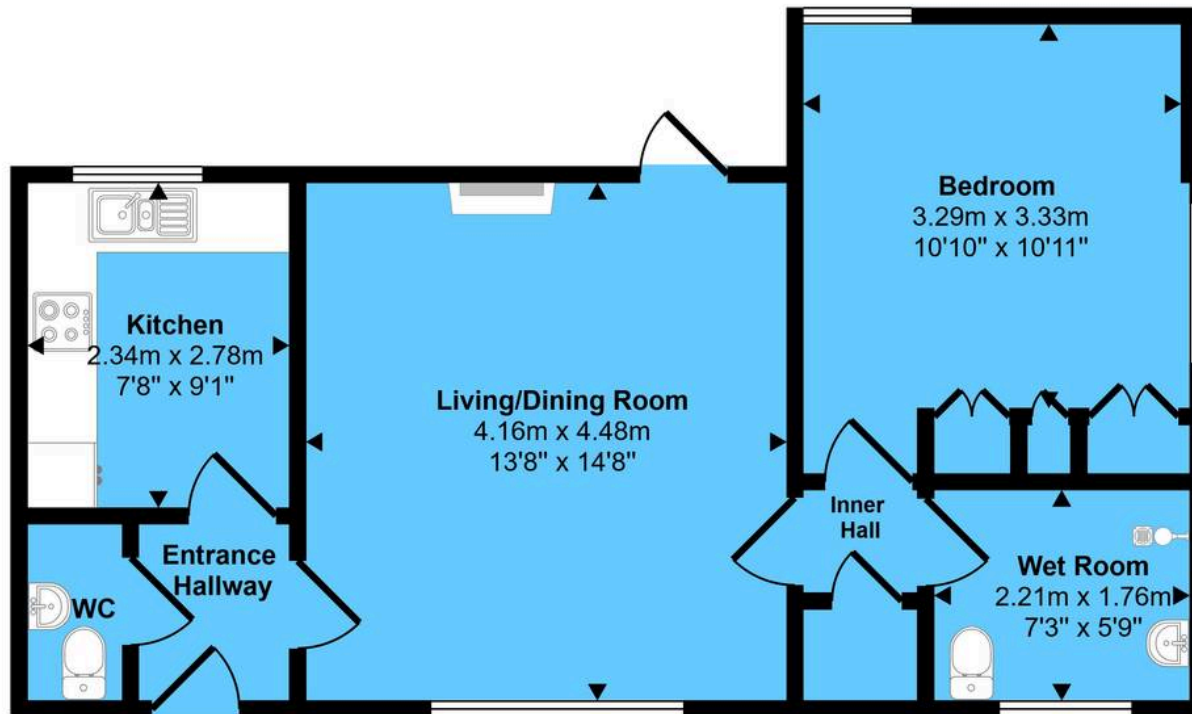
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

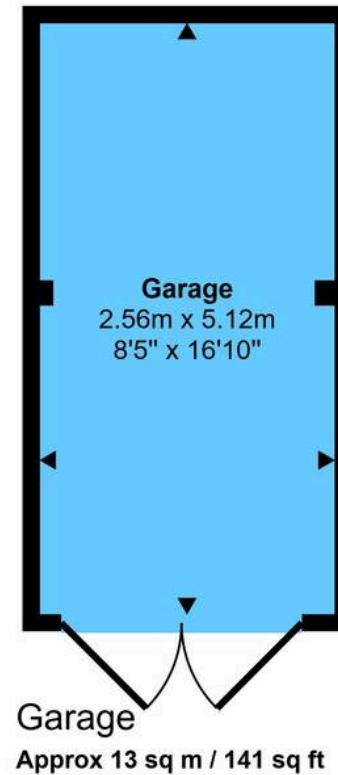
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
62 sq m / 671 sq ft



Floorplan  
Approx 49 sq m / 530 sq ft



Garage  
Approx 13 sq m / 141 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**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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