



Thorngrove Avenue, Solihull

Guide Price £499,950





PROPERTY OVERVIEW

Situated on the popular Hillfield estate, an ideal opportunity to purchase this impressive three bedroom detached situated within the Tudor Grange Academy catchment. This property has been well maintained throughout and benefits from gas central heating (controlled by Nest thermostat system), double glazing and has the added attraction of a modern refitted kitchen/diner with double opening French doors opening out to the rear garden. Thorngrove Avenue is within easy walking distance of Widney Manor railway station, Bannatyne Heath Club & Spa and Solihull golf course. The accommodation briefly comprises of: entrance hall, guest cloakroom, living room, modern refitted kitchen/diner, three bedrooms, bathroom, garage, newly laid rear patio and landscaped garden.

- Three Bedroom Detached
- Popular Hillfield Estate
- Tudor Grange Academy Catchment
- Early Viewing Essential
- Living Room
- Modern Refitted Kitchen/Diner
- Bathroom
- Landscaped Garden
- Garage



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

ENTRANCE HALL

8' 10" x 5' 3" (2.69m x 1.60m)

WC

5' 10" x 2' 5" (1.78m x 0.74m)

LIVING ROOM

16' 8" x 12' 6" (5.08m x 3.81m)

KITCHEN/DINER

15' 9" x 10' 9" (4.80m x 3.28m)

FIRST FLOOR

BEDROOM ONE

12' 8" x 9' 0" (3.86m x 2.74m)

BEDROOM TWO

10' 1" x 9' 0" (3.07m x 2.74m)

BEDROOM THREE

9' 6" x 6' 8" (2.90m x 2.03m)



**BATHROOM**

6' 3" x 5' 3" (1.91m x 1.60m)

TOTAL SQUARE FOOTAGE

83 sq.m (893 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

17' 10" x 8' 2" (5.44m x 2.49m)

LANDSCAPED REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Lamona integrated oven, Lamona integrated hob, extractor, Lamona fridge, Lamona dishwasher, washing machine, tumble dryer, all carpets, some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

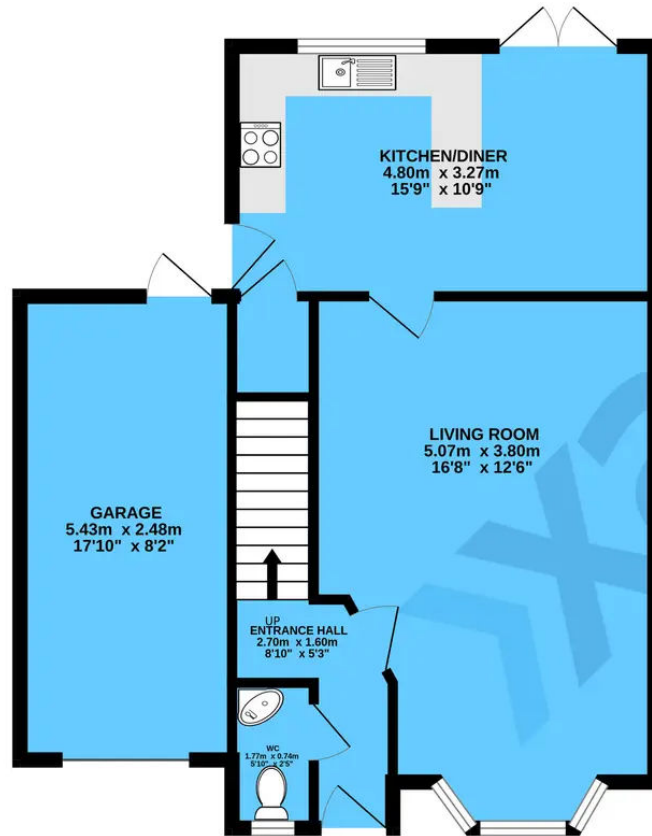
Services - water meter, mains gas, electricity and sewers. Broadband - EE/BT - fibre optic. Loft space - boarded with ladder.

MONEY LAUNDERING REGULATIONS

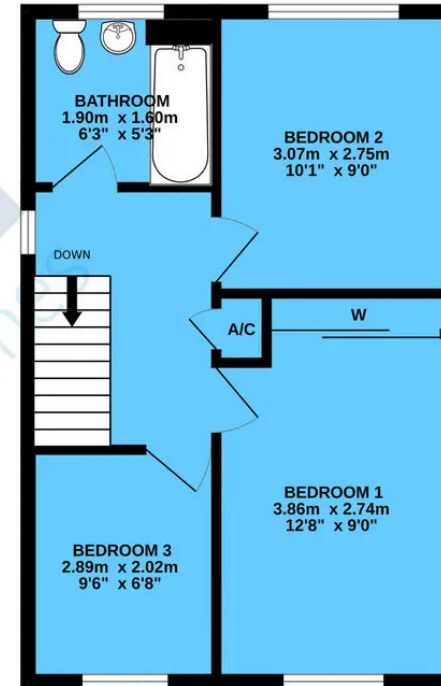
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 83.0 sq.m. (893 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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