



# SHEPHERD CULLEN

**Witley Avenue**  
Solihull





A property perfectly placed for schooling, park walks and a bustling town centre. This immaculately presented detached family home is situated on a quiet cul-de-sac, whilst being located just minutes from Solihull Town Centre, offering an array of local amenities, restaurants and entertainment complex. The property also falls within the Tudor Grange catchment area, a highly regarded school within Solihull.



Upon arrival, the tarmac in and out driveway with paving detail provides secure parking for three or four vehicles. The property stands proudly and is privately set back from the main road.

The exposed brick porch leads into the spacious and welcoming hallway, providing a glimpse of the living accommodation available. There are two reception rooms to the ground floor including the large living room with attractive wooden flooring, space for multiple furniture pieces and modern gas fireplace, creating a focal point to the room. The living room enjoys views of the rear garden and is accessible via double French glazed doors, allowing a copious amount of natural light into this main reception room, whilst inviting the garden in on warmer days.

The separate study is situated just off the hallway and provides versatile accommodation as a playroom or snug perhaps. The study enjoys views of the front driveway via the large feature bay window.





The shaker style fitted kitchen benefits from plentiful storage, integrated appliances and ample work top space. The island area has room for four bar stools, perfect for day to day use and the open plan dining area has room for a large dining table, enjoying views onto the rear garden. The bifold doors provide access onto the garden, perfect for in the summer months, creating a wonderful flow to this main reception area.

The separate utility area with separate sink and room for a washing machine and tumble dryer is most useful with access onto the side path, perfect for young families or those with pets. The guest WC completes the ground floor accommodation.







There are four bedrooms to the first floor, including the extremely spacious principal bedroom, enjoying fitted sliding wardrobes and a Juliet balcony overlooking the rear garden. The ensuite benefits from a large walk-in shower, sink and WC.

Bedroom two also benefits from fitted sliding wardrobes and enjoys views of the rear garden. Alike bedroom two, bedroom three shares use of the family bathroom. Bedroom four provides versatile accommodation with an additional space, perfect for a dressing room or study area perhaps. Bedroom four benefits from an ensuite shower room.

Bedroom five is situated on the second floor with an elevated ceiling height and ensuite shower room, perfect for older children perhaps or provides the option as a secondary principal suite if so desired. The loft and eaves are easily accessible for further storage. The total square footage is approx. 2838 sq ft.







Externally, the rear garden benefits from a large patio area with room for outdoor furniture and is accessible from both the formal living room and dining kitchen. The garden enjoys a southerly aspect and established greenery and foliage, creating a sense of privacy from neighbouring properties. There is room for two sheds to the rear of the garden, ideal for storing tools and gardening equipment. The front driveway can be accessed from both sides of the property.

Further storage can be provided in the garage which can be accessed from the front driveway.

The property has been immaculately cared for over the last nineteen years of ownership. Viewings are available by appointment only via Shepherd Cullen.





## General Information

**Tenure:** Freehold  
**Services:** All main services are connected to the property.  
**EPC Rating:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Local Authority:** Solihull Metropolitan Borough Council  
**Council Tax Band F**  
**Postcode:** B91 3JD

### LOCATION

The property is perfectly placed for excellent schooling, transport connections and a bustling town centre. The property is within walking distance (approx. 0.4miles) to Touchwood Shopping Centre, offering an array of local amenities, restaurants and entertainment complex. Solihull Train Station is also within walking distance (approx. 0.9 miles), with frequent services to Birmingham City Centre and London Marylebone. The property is also situated between Tudor Grange Park and Brueton Park, perfect for daily walks and sporting activities.

### DIRECTIONS

From St Alphege church, proceed west onto New Road and at the roundabout take the first exit onto Church Hill Road. At the next roundabout take the first exit continuing onto Church Hill Road. Whitley Avenue will be found shortly on the left-hand side, whereby the property is situated towards the end of the cul-de-sac on the right hand side.

### AGENTS' NOTE

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales particulars are produced to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer.

### ANTI MONEY LAUNDERING (AML)

We are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. As a result we will need to carry out due diligence on all of our purchasers to confirm their identity. We will therefore obtain and hold evidence confirming your identity and proof of your address. Your identity may be subject to an electronic identity check. This system allows us to verify you from basic details and you understand we will be unable to proceed with any work on your behalf until we obtain this from you in order to meet compliance obligations for Anti Money Laundering.

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