



Linton Avenue, Solihull

Offers Over £895,000

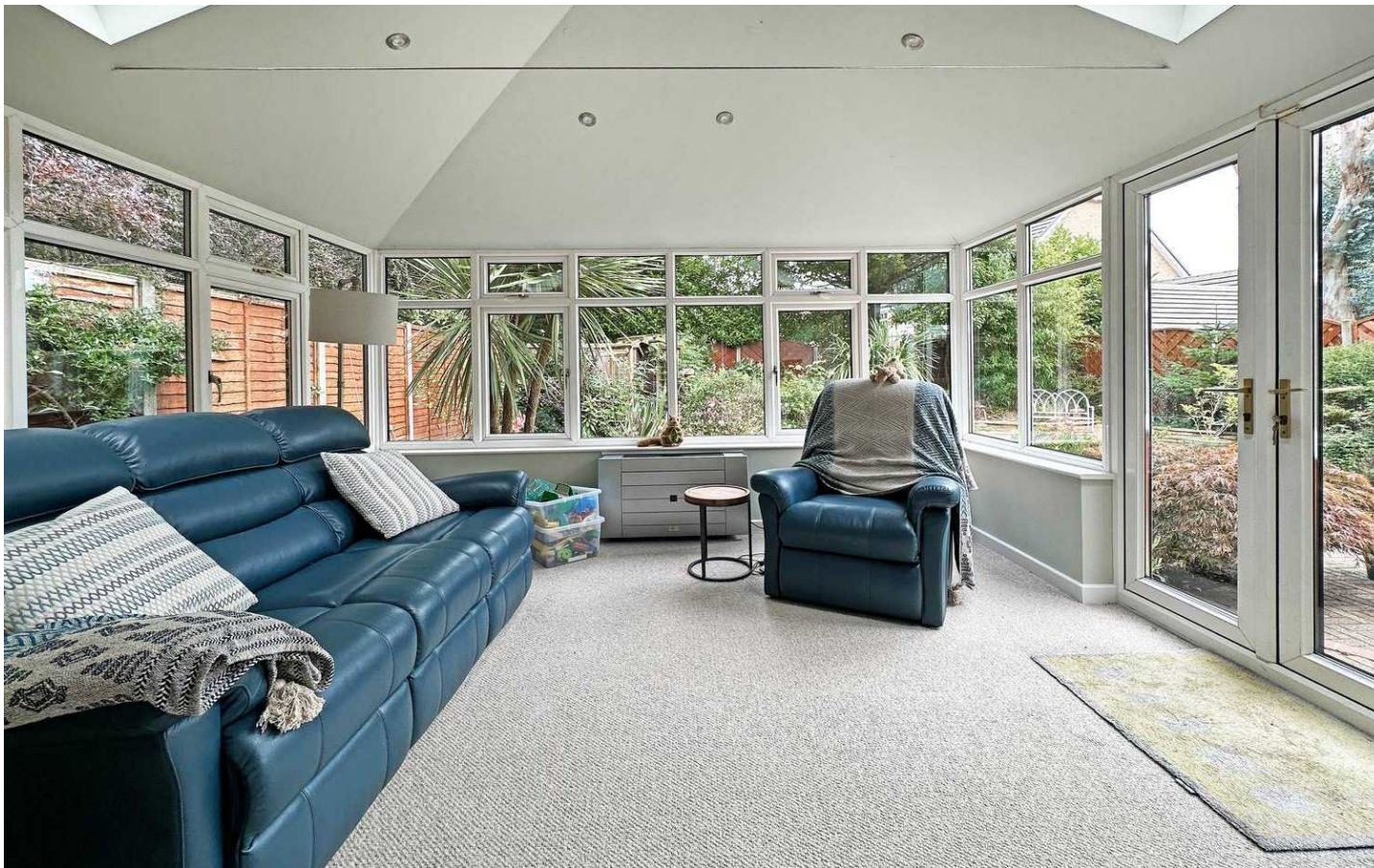




PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this four bedroom modern detached originally built by Bryant Homes to the Henley Design. This property is gated to the front and benefits from gas central heating, double glazing and has the added attraction of a triple car garage to the side with useful storage over. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, study, through lounge, sun lounge, dining room, modern refitted kitchen with granite worktops and waste disposal units, four bedrooms, ensuite shower room, family bathroom and landscaped rear garden. Early viewing essential.





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: G

Tenure: Freehold



- Four Bedroom Detached
- Originally Built By Bryant To The Henley Design
- Early Viewing Essential
- Three Reception Rooms Including Sun Room
- Modern Fitted Kitchen
- Family Shower Room
- Triple Car Garage

**ENCLOSED PORCH**

7' 7" x 3' 9" (2.30m x 1.14m)

ENTRANCE HALLWAY

15' 2" x 10' 7" (4.63m x 3.22m)

LIVING ROOM

24' 8" x 12' 10" (7.53m x 3.90m)

SUN ROOM

13' 7" x 13' 2" (4.14m x 4.02m)

DINING ROOM

12' 6" x 10' 10" (3.80m x 3.30m)

KITCHEN

14' 8" x 9' 8" (4.48m x 2.95m)

LAUNDRY/UTILITY ROOM

5' 11" x 5' 7" (1.80m x 1.70m)

STUDY

9' 0" x 7' 0" (2.74m x 2.14m)

GUEST WC

7' 0" x 2' 9" (2.14m x 0.83m)

FIRST FLOOR**BEDROOM ONE**

12' 10" x 10' 9" (3.91m x 3.27m)

ENSUITE

7' 8" x 6' 5" (2.34m x 1.95m)

BEDROOM TWO

12' 10" x 10' 8" (3.90m x 3.25m)

BEDROOM THREE

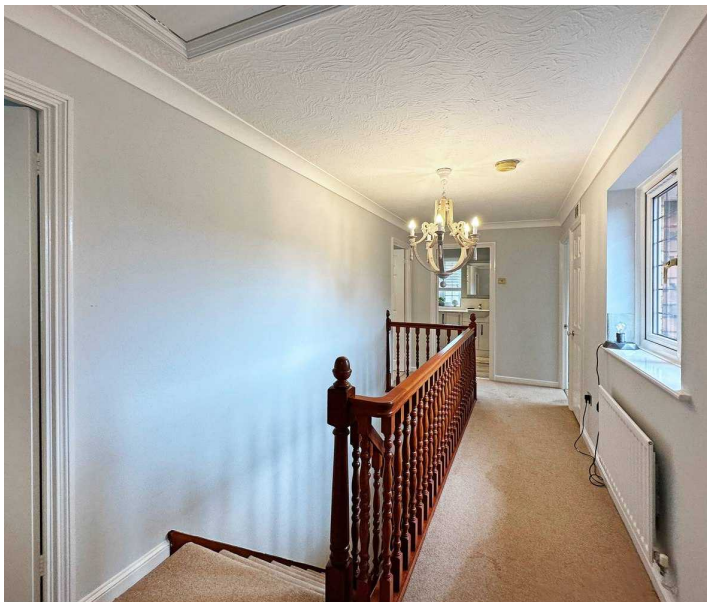
12' 10" x 9' 2" (3.90m x 2.80m)

BEDROOM FOUR

9' 9" x 7' 2" (2.97m x 2.18m)

BATHROOM

9' 4" x 6' 6" (2.85m x 1.99m)





OUTSIDE THE PROPERTY

EAST FACING GARDEN

TRIPLE GARAGE

28' 2" x 17' 9" (8.59m x 5.40m)

STORAGE

21' 10" x 11' 7" (6.65m x 3.53m)

TOTAL SQUARE FOOTAGE

163.8 sq.m (1763 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

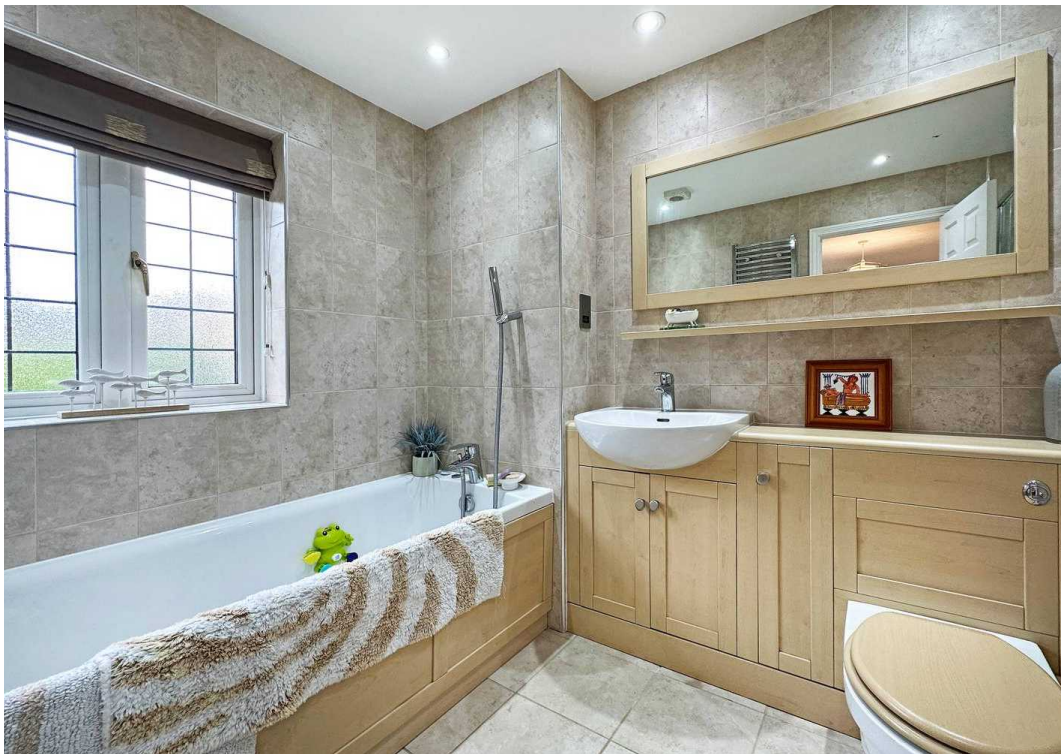
Falcon free standing cooker, Falcon extractor, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings (except landing) and garden shed.

ADDITIONAL INFORMATION

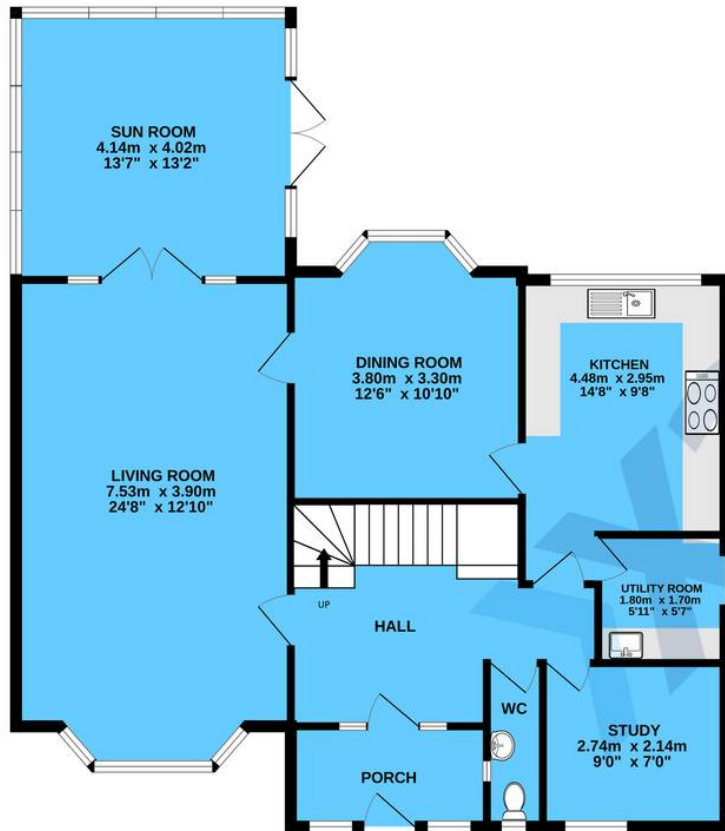
Services: water, main gas, electricity and mains sewers. Broadband: BT Fibre-Optic. Loft Space: with ladder and lighting

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 : 163.8 sq.m. (1763 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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