

5 Thornby Avenue

Solihull, B91 2BJ



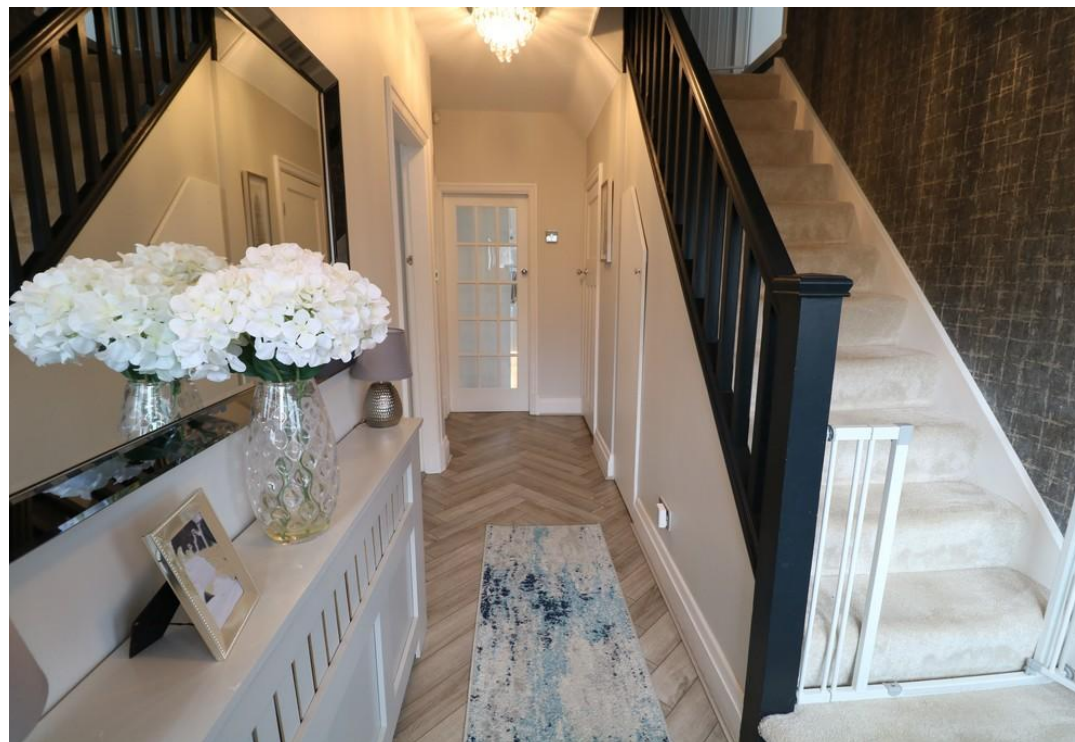


FOUR BEDROOM TRADITIONAL STYLE RESIDENCE

- Extended Semi Detached Residence
- Four Bedrooms + Luxury Fitted Family Bathroom/wc
- Prime Solihull Location
- Walking Distance of Solihull Town Centre
- Further Scope for Development (STPP)
- Superb Modern Fitted Dining Kitchen
- Lounge, Dining Room & Play Room
- Garage & Large Driveway
- Beautiful Rear Garden
- Guest Cloakroom/wc

ACCOMMODATION

An extended beautifully presented four bedroom traditional style residence occupying a large plot in a prime Solihull location with walking distance of the town centre. The excellent family living accommodation briefly comprises; reception hall, guest cloakroom/wc, dining room, lounge with wood burner, superb modern fitted dining kitchen opening to play room area/utility, first floor landing, four bedrooms, luxury fitted family bathroom, large driveway, garage and fantastic landscaped southerly aspect rear garden.



RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM

15' 5" x 12' 0" (4.7m x 3.66m)

EXTENDED LOUNGE

18' 3" x 11' 3" (5.56m x 3.43m)

with wood burner

SUPERB DINING/KITCHEN

24' 0" x 13' 6" max 10' 6" min
(7.32m x 4.11m 3.2m) with under

floor heating and bi-fold doors to
rear garden, opening to:

PLAY ROOM AREA/UTILITY

15' 4" x 8' 1" (4.67m x 2.46m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 2" x 11' 4" to back of
wardrobes (4.62m x 3.45m)

BEDROOM TWO

13' 0" x 11' 4" (3.96m x 3.45m)

BEDROOM THREE

14' 5" x 8' 10" (4.39m x 2.69m)

BEDROOM FOUR

8' 5" x 7' 3" (2.57m x 2.21m)

**LUXURY MODERN FITTED FAMILY
BATHROOM**

with under floor heating and inset
TV

LARGE DRIVEWAY

power supply for electric vehicle

GARAGE

13' 6" x 11' 0" (4.11m x 3.35m)

**SUPERB ENCLOSED SOUTHERLY
ASPECT LANDSCAPED REAR
GARDEN**



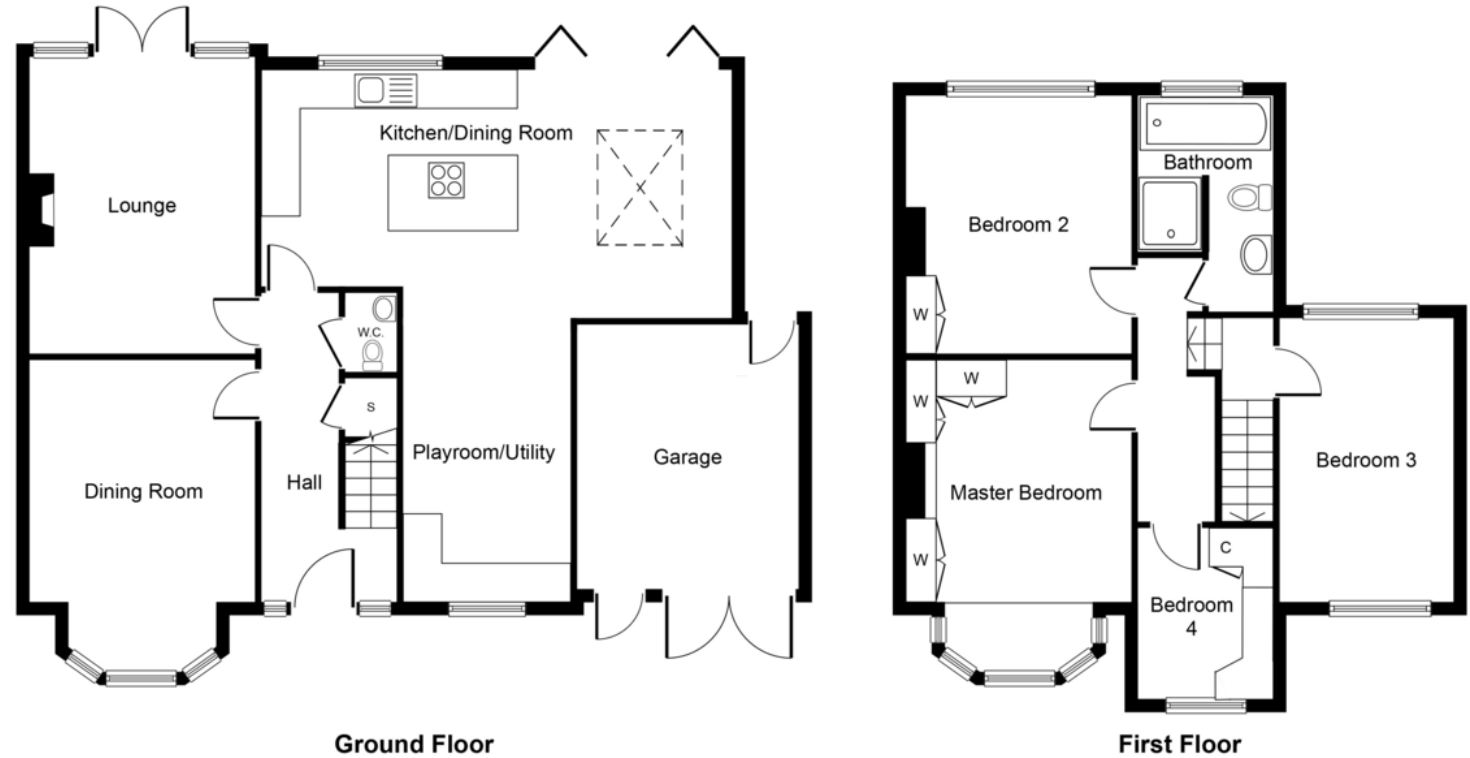






Asking Price Of £699,000

TENURE:
 We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1,713 sq. ft. (159.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			