

# 3 Thornby Avenue

Solihull, B91 2BJ





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## **FOUR BEDROOM TRADITIONAL STYLE RESIDENCE**

- Extended Semi Detached Residence
- Four Bedrooms & Family Bathroom & Shower Room
- Lounge & Dining Room
- Superb Dining Kitchen
- Sought After Location
- With Walking Distance of Solihull Town Centre
- Beautiful Southerly Aspect Rear Garden
- Utility Room & Separate Wc
- Gas Central Heating & Double Glazing

### **ACCOMMODATION**

An extended beautifully presented four bedroom traditional style residence situated in a sought after location within walking distance of Solihull town centre. The property offers excellent living accommodation which briefly comprises; enclosed entrance porch, reception hall, dining room, lounge, superb dining kitchen, utility room, separate wc, first floor landing, four bedrooms, family bathroom/wc, shower room, large driveway, store (part original garage), beautiful southerly aspect rear garden.



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**ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL**

understairs storage cupboard

**DINING ROOM**

15' 3" into bay x 11' 8" (4.65m x 3.56m)

**LOUNGE**

18' 4" x 11' 3" (5.59m x 3.43m)

**SURPERB DINING/KITCHEN**

15' 6" max 14' 1" min x 22' 1" max  
20' 1" min (4.72m 4.29m x 6.73m  
6.12m)

**UTILITY ROOM**

8' 4" x 7' 3" (2.54m x 2.21m)

**GUEST CLOAKROOM/WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

15' 7" into bay x 11' 4" back of  
wardrobes (4.75m x 3.45m) fitted  
wardrobes

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**BEDROOM TWO**

13' 1" x 11' 4" back of wardrobes  
(3.99m x 3.45m) fitted wardrobes

**BEDROOM THREE**

14' 6" x 8' 10" (4.42m x 2.69m)

**BEDROOM FOUR**

8' 8" x 7' 3" (2.64m x 2.21m)

**FAMILY BATHROOM/WC**

**SHOWER ROOM**

**LARGE DRIVEWAY**

**STORE (PART ORIGINAL GARAGE)**

8' 5" x 7' 2" (2.57m x 2.18m)

**SUPERB SOUTHERLY ASPECT REAR  
GARDEN**





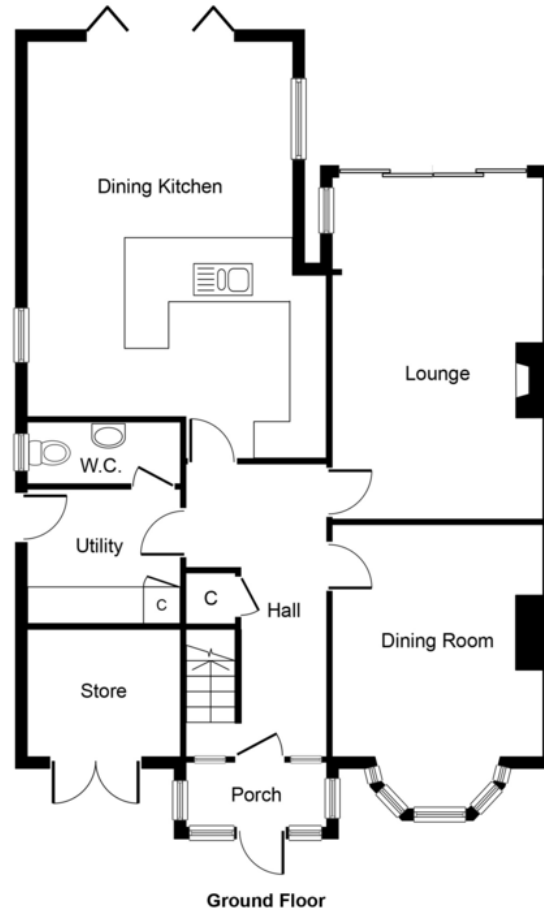




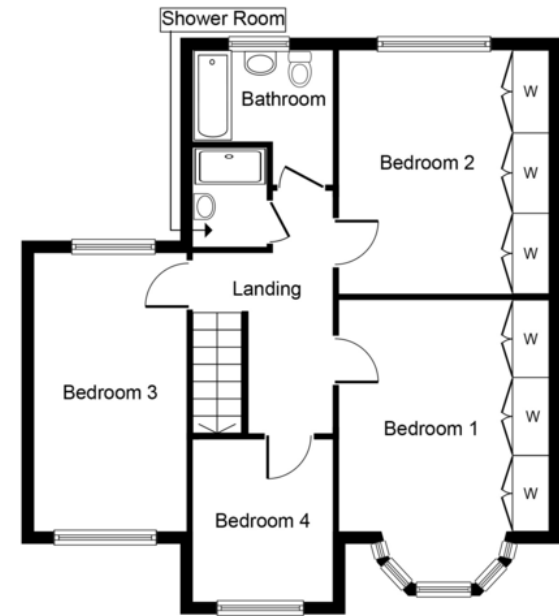
**Asking Price Of £699,950**

**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)



**Ground Floor**



**First Floor**

**Approx. Gross Internal Floor Area 1,672 sq. ft. (155.4 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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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			