



Witley Avenue, Solihull

Guide Price £800,000



PROPERTY OVERVIEW

Presenting an immaculately presented and significantly extended four-bedroom, two-bathroom semi-detached house, ideally positioned within walking distance of Solihull town centre. This impressive property is set back from the road behind a gravel driveway that provides ample parking for up to five cars, offering both convenience and a welcoming approach. Upon entering the home, you are greeted by a spacious entrance hallway that leads to a well-proportioned snug room at the front of the property, featuring a striking fireplace and elegant window shutters, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. To the rear, a versatile second reception room awaits, complete with a charming log burner, making it an ideal space for cosy evenings or as a flexible family area. The heart of the home is undoubtedly the large, dual-aspect kitchen, living, and dining area, which has been thoughtfully designed by Tom Howley Kitchens. This space boasts high-end integrated appliances and a contemporary finish, seamlessly blending style with functionality. The kitchen is further enhanced by access to both gardens and is supported by a highly practical utility room that offers a plethora of storage solutions, catering to the demands of modern family life.





Moving to the first floor, you will find four well-proportioned bedrooms, each benefitting from fitted wardrobes to maximise storage and organisation. Three of the bedrooms are generous double rooms, providing ample space for family members or guests, while all bedrooms are serviced by two newly fitted, contemporary bathrooms finished to an exceptional standard. The principal bedroom stands out with its dual aspect, generous proportions, extensive fitted wardrobes, and a large en-suite shower room that offers a luxurious retreat for homeowners. The Property offers two gardens, a more intimate garden to the rear with a full width decking and two seating areas, ideal for entertaining or the morning coffee. To the front of the property is a addition private garden area which is laid with lawn and also features a large seating area and a useful and versatile garden room, perfect for a home office, gym, or studio, enhancing the flexibility of the living space. Situated on the highly desirable Witley Avenue, this home is perfectly located for easy access to Monkspath and Solihull train stations, as well as the wide range of amenities that Solihull town centre has to offer, including shopping, dining, and leisure facilities. The property is also ideally placed for local schools, making it an excellent choice for families seeking quality education options nearby. With its blend of period charm, modern design, and an enviable location, this exceptional home offers an outstanding opportunity for buyers seeking a spacious, versatile, and beautifully finished property in one of Solihull's most sought-after residential areas. Early viewing is highly recommended to fully appreciate the quality and flexibility.



- Significantly Extended Four Bedroom, Two Bathroom Semi Detached House Which Is Immaculately Presented Throughout & Located Walking Distance To Solihull Town Centre
- The Property Is Set Behind A Gravel Driveway With Ample Parking For Five Cars
- Accessed Via The Entrance Hallway To The Front Is A Well Proportion Snug Room With A Feature Fireplace & Window Shutters & To The Rear Is A Versatile Second Reception Room With A Log Burner
- Also Located At The Rear Is A Large Dual Aspect Kitchen, Living, Dining Area. The Kitchen Has Been Thoughtfully Designed By Tom Howley Kitchens & Features High End Integrated Appliances. T
- The Kitchen Boasts Access Onto Both Gardens & Is Supported By A Useful Utility Room With A Plethora Of Storage
- Located On The First Floor Are Four Well Proportioned Bedrooms, All With Fitted Wardrobes, Three Of The Bedrooms Are Generous Double Rooms & All Bedrooms Are Serviced By Two Newly Fitted Bathrooms
- The Dual Aspect Principal Bedroom Is A Very Good Size, Affording Fitted Wardrobes & A Large En-Suite Shower Room
- The Property Benefits From Two Gardens, A Intimate Landscaped Garden To The Rear & Good Size Garden Located At The Front With A Useful & Versatile Garden Room Both Gardens Feature Entertaining Space
- Situated On The Desirable Witley Avenue, Walking Distance To Monkspath & Solihull Train Stations & All Of The Amenities Solihull Town Has To Offer
- Ideally Located For Local Schools



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: F

Tenure: Freehold

PORCH

HALL

SNUG

11' 11" x 12' 7" (3.62m x 3.84m)

FAMILY ROOM

11' 6" x 12' 10" (3.50m x 3.92m)

DUAL ASPECT KITCHEN, LIVING, DINING ROOM

KITCHEN AREA

16' 9" x 7' 10" (5.10m x 2.39m)

DINING AREA

16' 11" x 20' 1" (5.16m x 6.12m)

SITTING AREA

9' 5" x 10' 9" (2.87m x 3.27m)

UTILITY

8' 3" x 7' 9" (2.51m x 2.37m)

WC



FIRST FLOOR

PRINCIPAL BEDROOM

18' 1" x 15' 5" (5.51m x 4.69m)

ENSUITE

8' 11" x 8' 3" (2.72m x 2.51m)

BEDROOM TWO

15' 1" x 10' 4" (4.61m x 3.15m)

BEDROOM THREE

10' 11" x 10' 4" (3.33m x 3.16m)

BEDROOM FOUR / DRESSING ROOM

8' 10" x 9' 5" (2.68m x 2.87m)

FAMILY BATHROOM

8' 6" x 5' 11" (2.60m x 1.81m)

TOTAL SQUARE FOOTAGE

186.0 sq.m (2005 sq.ft) approx.

OUTSIDE THE PROPERTY

GARDEN ROOM

14' 11" x 8' 8" (4.54m x 2.64m)

STORE ROOM

6' 1" x 8' 10" (1.86m x 2.68m)

REAR GARDEN WITH FULL WIDTH DECKING

PRIVATE GARDEN TO THE FRONT WITH SEATING AREA

ITEMS INCLUDED THE SALE

Oven, hob, extractor, fridge, freezer and dishwasher, all carpets, blinds and light fittings and fitted wardrobes in all bedrooms.



ADDITIONAL INFORMATION

Services – mains water, gas, electricity and sewers.
Broadband – FTTP (fibre to the premises). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

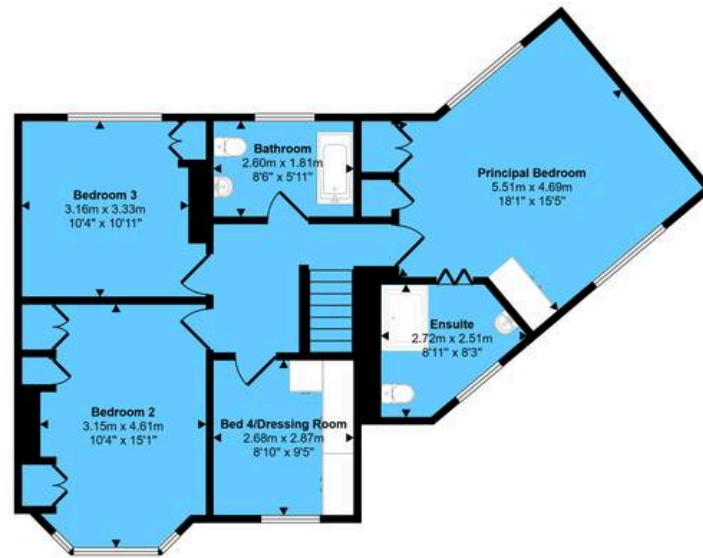
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



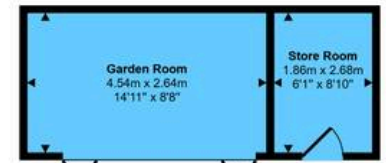
Approx Gross Internal Area
186 sq m / 2005 sq ft



Ground Floor
Approx 91 sq m / 981 sq ft



First Floor
Approx 78 sq m / 837 sq ft



Outbuildings
Approx 17 sq m / 188 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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