

EARLES
TRUSTED SINCE 1935

23 Chattock Avenue,
Solihull, West Midlands, B91 2QX

Offers In The Region Of £630,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated at the end of a quiet cul-de-sac and enjoying open woodland views to the front, this spacious detached family home has been recently redecorated throughout and offers well-proportioned accommodation briefly comprising; four good-sized bedrooms, two bathrooms (including en-suite shower room to the main bedroom), two reception rooms, generous dining kitchen, and downstairs WC. Externally, the property benefits from driveway parking to the front, a pleasant private garden at the rear, and a detached double garage, providing excellent additional storage and parking.

Chattock Avenue is within easy walking distance of Solihull town centre, which offers an excellent range of amenities, including the renowned "Touchwood" shopping centre and "Tudor Grange" leisure centre with swimming pool, park and athletics track. There are schools to suit all age groups, including public and private schools for both boys and girls. The nearest railway station ("Solihull") is only 1.5 miles away and provides direct trains to Birmingham City Centre, London Marylebone, Stratford-upon-Avon, and Worcester. In addition, the National Exhibition Centre (NEC) and Birmingham International Airport (BHX) are within an approximate 20-minute drive, while the nearby M42 provides fast links to the M5, M6 and M40 motorways.







The property is set back from the road behind a tarmacadam driveway, which provides parking for two motor cars and gives vehicular access to the detached double garage. The lawned foregarden is bound on two sides by mature hedges and shrubs. A timber gate gives pedestrian access to the rear garden and a paved pathway leads to the front door, which opens into:

Storm Porch
With tiled flooring. Part glazed timber door into:

Reception Hall
With staircase rising to the first floor, door to understairs storage cupboard, radiator, and laminate flooring. Door into:

Downstairs WC
7'1" x 3'0" (2.16m x 0.92m)
With obscure double glazed window to the front, low level WC, wall hung wash hand basin with mixer tap over, and radiator.

From the reception hall, a pair of doors open into:

Dining Kitchen
26'6" x 11'10" (8.10m x 3.61m)

- Dining Area
With double glazed walk-in bay window to the front, further double glazed window to the side, radiators, and laminate flooring (matching the reception hall).

- Kitchen Area
With double glazed window to the rear, part glazed door leading to the rear garden, a range of wall, drawer and base units (including built-in wine rack) with work surface over, inset 1.25 bowl/single drainer sink with mixer tap over, built-in “Bosch” double oven and grill, inset 4-ring gas hob with extractor fan over, integrated dishwasher, space for a fridge-freezer, space and plumbing for an automatic washing machine, and laminate flooring (matching the reception hall).

From the reception hall, a pair of doors open into:

Living Room
18'11" x 10'9" (5.78m x 3.30m)
With double glazed windows to the front, side and rear, feature fireplace with wooden surround, inset gas ‘living flame’ fire and tiled hearth, radiators, and laminate flooring (matching the reception hall).

From the reception hall, a wide opening into:

Garden Room
8'7" x 7'4" (2.64m x 2.24m)
With double glazed windows to three sides, double glazed French doors leading to the rear garden, and radiator.

First Floor Landing
9'4" x 9'4" (2.87m x 2.86m)
With hatch giving access to the loft, double glazed window to the front, and radiator. Door into:

Airing Cupboard
Housing the factory insulated copper hot water cylinder; with fitted shelving.

Bedroom One
12'9" x 10'2" (max) (3.91m x 3.11m (max))
With double glazed window to the front, built-in wardrobes, and radiator. Door into:

En-Suite Shower Room
6'10" x 5'9" (2.10m x 1.77m)
With obscure double glazed window to the rear, 3-piece suite comprising; quadrant shower cubicle with glazed sliding doors and mains fed shower over, low level WC, vanity unit with inset wash hand basin and mixer tap over, tiling to all walls to full height, ladder-style heated towel rail, and tiled flooring.

Bedroom Two
12'4" x 9'4" (3.77m x 2.87m)
With double glazed window to the rear, built-in wardrobe with hanging rail and fitted shelving, and radiator.

Bedroom Three
12'4" x 8'8" (3.76m x 2.66m)
With double glazed window to the front, built-in wardrobe with hanging rail and fitted shelving, and radiator.

Bedroom Four
9'4" (max) x 7'1" (2.87m (max) x 2.18m)
With double glazed windows to the rear and built-in storage cupboard.

Family Bathroom
9'0" x 5'6" (2.75m x 1.70m)
With obscure double glazed window to the side, 3-piece suite comprising; corner panelled bath with “Triton” electric shower and hot-and-cold taps over, a range of built-in storage cupboards incorporating low level WC with concealed cistern and wash hand basin with mixer tap over, extractor fan, tiling to all walls to full height, ladder-style heated towel rail, and tiled flooring.

Rear Garden
Large block paved patio area and lawned garden beyond with mature borders stocked with plants and shrubs. There is a raised gravelled area and space for a garden shed. A timber gate gives pedestrian access to the front of the property. Door into:

Detached Double Garage
18'3" x 16'4" (5.57m x 4.99m)
With two metal up-and-over doors to the front, lighting, and power.

ADDITIONAL INFORMATION
Broadband and Mobile:
Ultrafast broadband speed is available in the area, with a predicted highest available download speed of 5,500 Mbps and a predicted highest available upload speed of 5,500 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor
O2 - Good outdoor, variable in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

For more information, please visit:
https://checker.ofcom.org.uk/.

Council Tax:
Solihull Metropolitan Borough Council - Band G

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler.

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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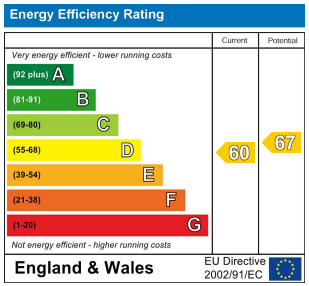


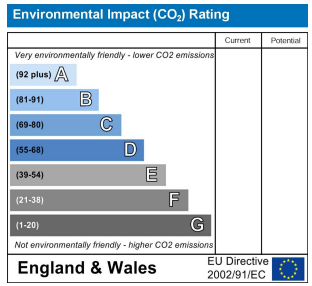






Total area: approx. 150.6 sq. metres (1621.5 sq. feet)







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