



Thornby Avenue, Solihull

Guide Price £635,000







## PROPERTY OVERVIEW

This impressive five bedroom semi-detached family home is set in the heart of Solihull, located on a peaceful and sought after road that is ideally positioned for convenient access to local amenities and highly regarded schools. Well presented throughout, the property is thoughtfully arranged over three spacious floors, offering versatile living accommodation to suit modern family needs.

Upon entering, a welcoming entrance hallway leads to two generous reception rooms. The spacious living room is flooded with natural light and seamlessly connects to an excellent formal dining room, creating an ideal space for both relaxing and entertaining. The fitted kitchen is equipped with a range of integrated appliances, providing a practical and stylish environment for meal preparation. A separate utility room adds further convenience, complemented by a guest cloakroom for visitors.

The first floor comprises four generously sized bedrooms, each offering ample space and flexibility for family members or guests. These bedrooms are serviced by a contemporary family bathroom and a separate toilet, ensuring comfort and privacy for all. Ascending to the second floor, you will find an impressive large double bedroom with its own shower room, perfect as a luxurious principal suite or a private retreat for older children or guests.







Additional benefits include a large driveway, providing ample off road parking and access to a single garage, ideal for secure storage or further parking.

This property represents a rare opportunity to acquire a substantial family home in one of Solihull's most desirable locations, combining space, style, and practicality in a setting that is both tranquil and convenient. Early viewing is highly recommended to appreciate the quality and flexibility this home has to offer.

#### 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: E

Tenure: Freehold

- Five Bedroom Semi-Detached Family Home
- Located On A Quiet & Sought After Road
- Close Proximity To All Local Amenities & Schools
- Set Over Three Floors
- Two Spacious Reception Rooms
- Fitted Kitchen & Practical Utility
- Five Generously Sized Bedrooms
- Family Bathroom Plus Additional Shower Room To Second Floor
- Well-Maintained Rear Garden
- Large Driveway Leading To Single Garage





## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **LIVING ROOM**

15' 2" x 11' 5" (4.62m x 3.48m)

## **DINING ROOM**

12' 7" x 10' 10" (3.83m x 3.29m)

## **KITCHEN**

11' 1" x 8' 5" (3.38m x 2.57m)

## **UTILITY ROOM**

8' 9" x 7' 2" (2.66m x 2.19m)

## **WC**

## **FIRST FLOOR**

## **BEDROOM TWO**

15' 3" x 9' 5" (4.65m x 2.88m)

## **BEDROOM THREE**

12' 8" x 10' 11" (3.85m x 3.34m)

## **BEDROOM FOUR**

12' 6" x 8' 2" (3.80m x 2.50m)

## **BEDROOM FIVE**

8' 6" x 7' 5" (2.58m x 2.27m)

## **BATHROOM**

8' 0" x 7' 3" (2.44m x 2.20m)

## **WC**

## **SECOND FLOOR**

## **PRINCIPAL BEDROOM**

16' 7" x 11' 1" (5.05m x 3.37m)

## **SHOWER ROOM**

7' 2" x 5' 7" (2.19m x 1.70m)

## **TOTAL SQUARE FOOTAGE**

158.0 sq.m (1706 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **GARAGE**

### **DRIVEWAY PARKING**

### **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, all carpets, some curtains, some blinds, some light fittings, underfloor heating and garden shed.

### **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable.

### **INFORMATION FOR POTENTIAL BUYERS**

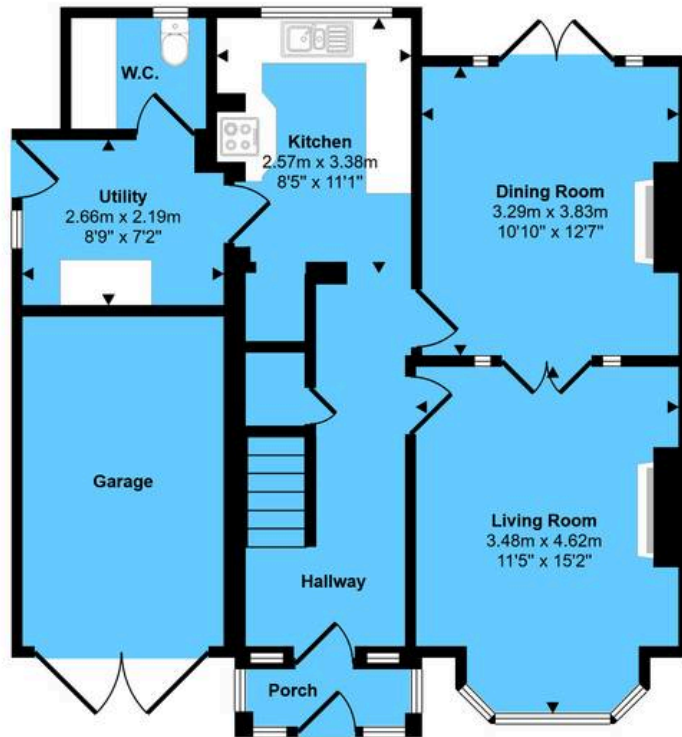
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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





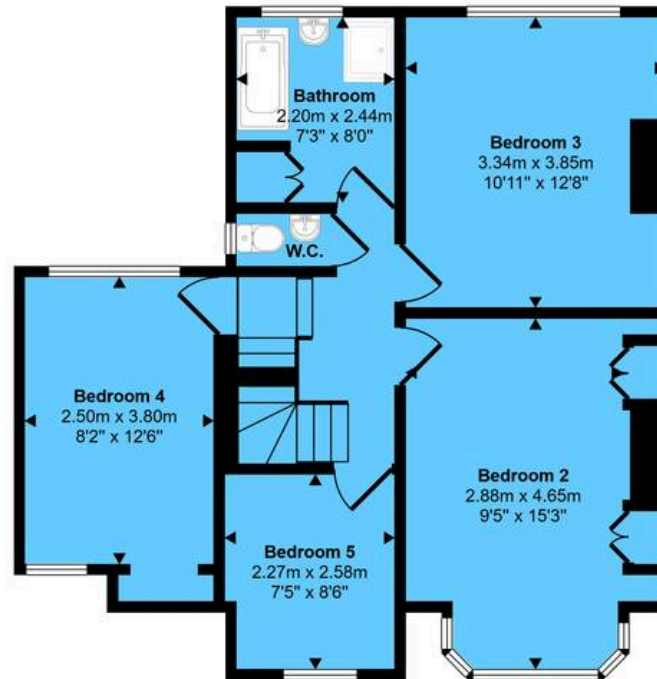


Approx Gross Internal Area  
158 sq m / 1706 sq ft

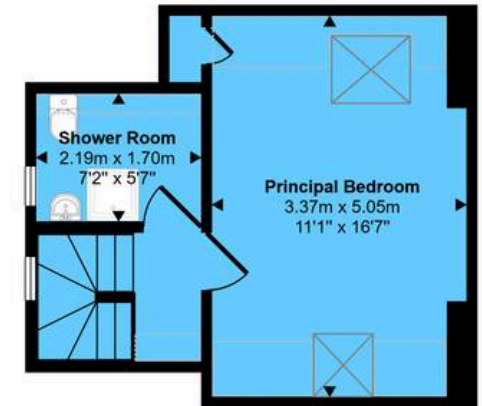


Ground Floor  
Approx 73 sq m / 781 sq ft

Denotes head height below 1.5m



First Floor  
Approx 60 sq m / 646 sq ft



Second Floor  
Approx 26 sq m / 279 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.

# Xact Homes

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