



## Linton Avenue, Solihull

Guide Price £1,125,000

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EXCLUSIVE





## PROPERTY OVERVIEW

Situated within an enviable location on a quiet road, this impressive five-bedroom detached family home stands out as a true gem. Boasting a prominent position within walking distance of the highly esteemed Tudor Grange school, this property has been thoughtfully extended by the existing owners to create a versatile living space that caters to the modern family's needs.

Upon entering, you are greeted by a spacious hallway that not only offers ample storage but also features a convenient guest cloakroom. The heart of this home lies in the stunning open-plan kitchen, dining, and family room which has been significantly extended to include a large central island, skylight, and bifold doors that open up to the rear garden. Adjacent to the kitchen is a large utility room with a cosy snug, adding to the overall functionality of the space.



The property also boasts a large dual-aspect living room flooded with natural light, ideal for relaxing and entertaining, as well as a home office for those seeking a dedicated workspace. Upstairs, five generously proportioned bedrooms await, with the principal bedroom featuring fitted wardrobes, a dressing area, and a spacious en-suite bathroom. One of the four additional double bedrooms also benefits from its own en-suite, while the rest are serviced by a well-appointed family bathroom.



Outside, the beautifully landscaped south-easterly facing rear garden beckons, complete with a large patio seating area perfect for al fresco dining and entertaining. Further enhancing the appeal of this property is the presence of a large double garage and a driveway providing ample parking space for multiple vehicles.

This family home offers the perfect blend of contemporary design, practicality, and comfort, making it a must-see for those seeking a luxurious yet functional living space.

#### 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: G

Tenure: Freehold

- Extended Five Bedroom Detached Family Home
- Set On A Prime Road In Solihull
- Walking Distance To Local Schools
- Stunning Open Plan Kitchen / Dining / Family Room
- Large Dual Aspect Living Room & Versatile Snug
- Five Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Home Office & Large Double Garage
- Beautifully Landscaped Rear Garden





#### **ENTRANCE HALL**

#### **GUEST CLOAKROOM**

#### **LIVING ROOM**

29' 9" x 12' 11" (9.06m x 3.93m)

#### **OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

29' 11" x 24' 5" (9.12m x 7.44m)

#### **UTILITY ROOM**

9' 10" x 9' 9" (3.00m x 2.98m)

#### **SNUG**

10' 1" x 9' 9" (3.08m x 2.98m)

#### **STUDY**

10' 8" x 7' 8" (3.26m x 2.33m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

18' 3" x 15' 3" (5.57m x 4.66m)

#### **ENSUITE**

8' 4" x 7' 5" (2.54m x 2.25m)

#### **BEDROOM TWO**

15' 3" x 9' 7" (4.66m x 2.93m)

#### **ENSUITE**

9' 6" x 4' 6" (2.89m x 1.37m)

#### **BEDROOM THREE**

11' 1" x 10' 11" (3.38m x 3.33m)

#### **BEDROOM FOUR**

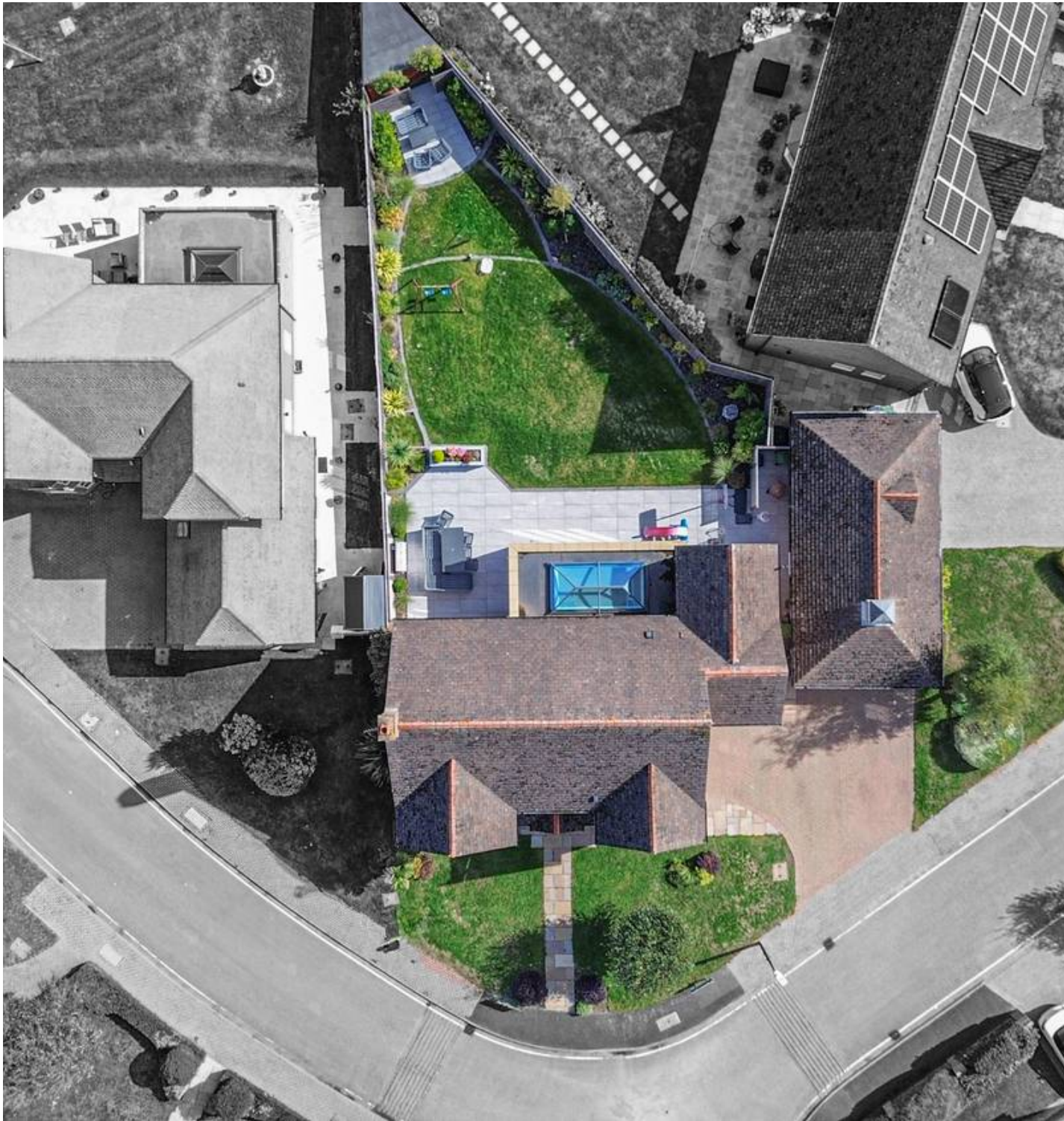
13' 0" x 8' 0" (3.96m x 2.44m)

#### **FAMILY BATHROOM**

11' 0" x 7' 10" (3.36m x 2.38m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 237.3 sq.m. = 2554 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **GARAGE**

18' 2" x 18' 1" (5.54m x 5.52m)

### **LANDSCAPED SOUTH-EASTERLY FACING REAR GARDEN**

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

Oven, hob, extractor, microwave, fridge, freezer, dishwasher, electric garage door, all carpets, some blinds and light fittings and fitted wardrobes in all bedrooms.

### **ADDITIONAL INFORMATION**

Services – mains water on a meter, gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft – Partially 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.

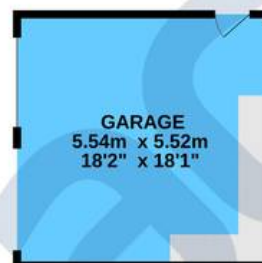
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

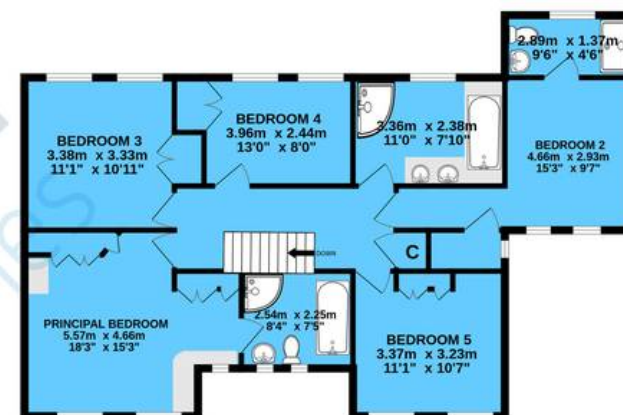
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 237.3 sq.m. (2554 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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# Xact Homes

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