Linton Avenue, Solihull

Guide Price **£1,100,000**

xact EXCLUSIVE

PROPERTY OVERVIEW

This stunning five bedroom detached family home is set within a quiet and highly sought after cul-de-sac, offering an exceptional opportunity for those seeking a spacious and versatile residence in a prime location. Just a short walk from the highly regarded Tudor Grange School, the property has been thoughtfully and tastefully extended to create a superb living environment, perfectly suited to modern family life. Upon entering, you are greeted by a welcoming entrance hallway with a guest cloakroom, setting the tone for the quality and style found throughout. The modern kitchen boasts fully integrated appliances, a large central island, and a practical utility area that leads to a convenient downstairs bathroom. The ground floor is further enhanced by two large reception rooms, including an extended dining and family room that is flooded with natural light, thanks to impressive bifold doors, a striking skylight, and includes a contemporary media wall. The large dual aspect living room provides ample seating space, ideal for both relaxing and entertaining. Upstairs, the property offers five generously sized bedrooms, including a spacious principal bedroom complete with a luxury en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for all.

Throughout the home, an abundance of natural light creates a bright and welcoming atmosphere, while the high quality finishes and thoughtful design touches are evident in every room. Additional features include a driveway providing off-road parking for multiple vehicles, leading to an integral garage (perfect for storage or additional parking). This exceptional family home combines generous proportions, versatile living spaces, and a desirable location, making it an ideal choice for families looking to enjoy both comfort and convenience in one of the area's most popular settings. Early viewing is highly recommended to fully appreciate the quality and space this property 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: G

Tenure: Freehold

- Impressive Five Bedroom Significantly Extended & Thoughtfully Remodelled Detached Family Home
- No Upward Chain
- Planning Permission Granted For A Single Storey First Floor Extension (PL/2024/01243/MINFHO)
- Easy Walking Distance To Tudor Grange School
- Abundance Of Natural Light Throughout
- Set On A Quiet & Sought After Cul-De-Sac
- High Spec Finish Throughout
- Two Large Reception Rooms & Modern Kitchen
- Principal Bedroom With Luxury En-Suite
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM
13' 1" x 27' 9" (4.00m x 8.46m)

DINING & FAMILY ROOM
18' 3" x 24' 1" (5.56m x 7.35m)

KITCHEN
17' 7" x 15' 10" (5.36m x 4.82m)

UTILITY
10' 3" x 7' 5" (3.13m x 2.25m)

BATHROOM
6' 5" x 7' 4" (1.95m x 2.24m)

INTEGRAL GARAGE
17' 6" x 8' 4" (5.34m x 2.54m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 2" x 15' 7" (4.02m x 4.74m)

ENSUITE
8' 4" x 8' 6" (2.54m x 2.59m)

BEDROOM TWO
13' 0" x 11' 9" (3.96m x 3.59m)

BEDROOM THREE
14' 6" x 7' 10" (4.41m x 2.38m)

BEDROOM FOUR
10' 1" x 11' 5" (3.07m x 3.49m)

BEDROOM FIVE
8' 2" x 7' 1" (2.48m x 2.15m)

BATHROOM
10' 9" x 7' 1" (3.28m x 2.15m)

TOTAL SQUARE FOOTAGE
229.0 sq.m (2462 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, dishwasher, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, CCTV and car charging point (fitted 2025).

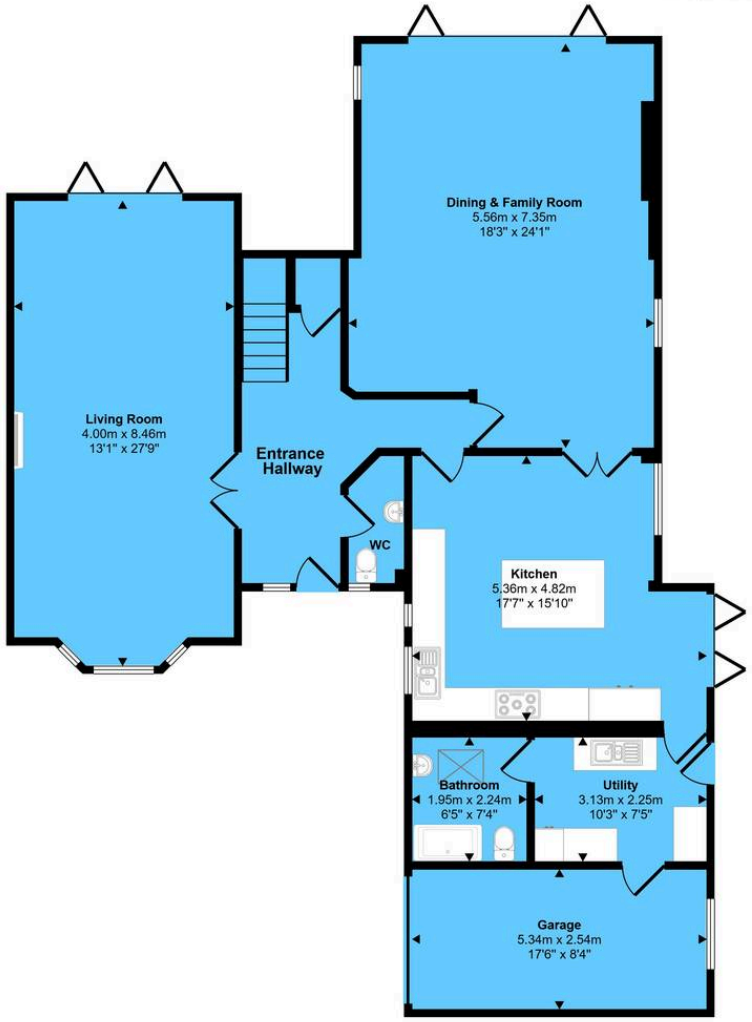
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

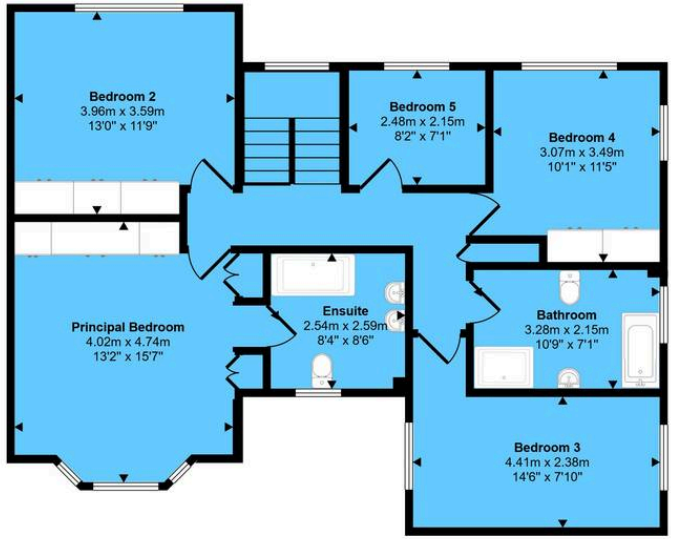
INFORMATION FOR POTENTIAL BUYERS

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
229 sq m / 2462 sq ft



Ground Floor
Approx 140 sq m / 1506 sq ft



First Floor
Approx 89 sq m / 957 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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