



Clarewell Avenue, Solihull

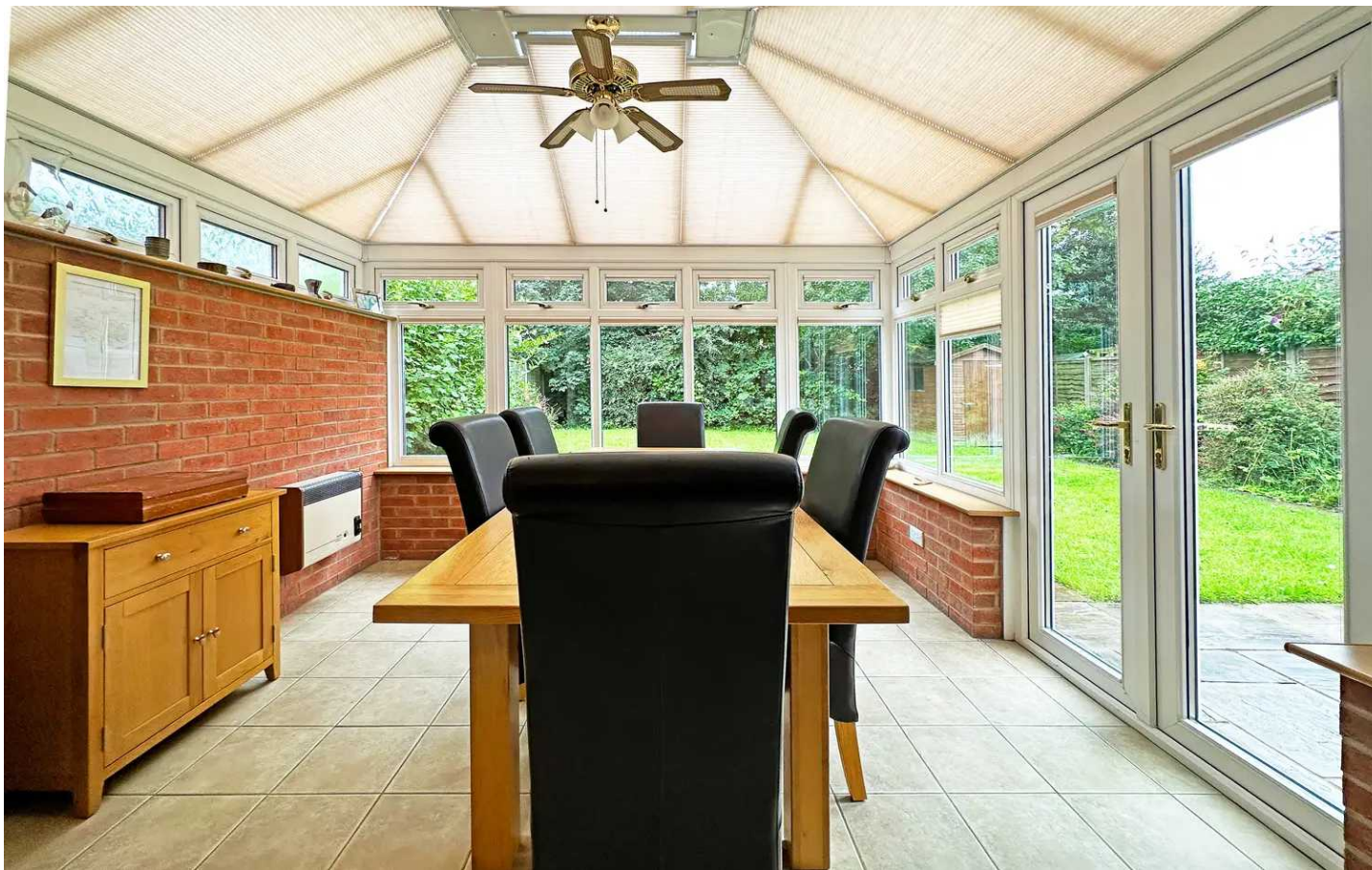
Guide Price £595,000





PROPERTY OVERVIEW

Located in the popular Hillfield estate and within Tudor Grange catchment area is this spacious four bedroom detached property set behind a wide block paved driveway providing parking for multiple vehicles. Upon entering the property you are greeted via a welcoming entrance hallway connecting all reception rooms which consists of:- a large living room with feature fireplace and bay window looking out to the front of the property; a generously sized dining room leading through to a conservatory overlooking the rear garden; a fitted kitchen with ample storage space; a downstairs toilet and single garage. The first floor accommodation is made up of four bedrooms, one of which is a large principal bedroom with ensuite shower room. Bedroom four offers versatility to be used as a home office with all remaining bedrooms serviced via a family bathroom. Outside the property enjoys a south facing rear garden with patio seating area. To view this excellent family home call Xact Homes today on 0121 712 6222.



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



- Four Bedroom Detached Property
- Popular Hillfield Estate
- Living Room
- Dining Room & Conservatory
- Fitted Kitchen
- Single Garage
- Principal Bedroom With Ensuite
- Family Bathroom
- South Facing Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

14' 7" x 11' 8" (4.45m x 3.55m)

DINING ROOM

11' 8" x 8' 6" (3.55m x 2.60m)

CONSERVATORY

11' 2" x 11' 0" (3.40m x 3.35m)

KITCHEN

13' 11" x 8' 2" (4.25m x 2.50m)

DOWNSTAIRS WC

8' 2" x 2' 9" (2.50m x 0.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 0" x 11' 8" (3.65m x 3.55m)

EN-SUITE SHOWER ROOM

6' 7" x 5' 3" (2.00m x 1.60m)

BEDROOM TWO

11' 10" x 10' 10" (3.60m x 3.30m)

BEDROOM THREE

9' 6" x 7' 1" (2.90m x 2.15m)

BEDROOM FOUR

8' 9" x 8' 8" (2.66m x 2.65m)

BATHROOM

7' 9" x 5' 7" (2.35m x 1.70m)

TOTAL SQUARE FOOTAGE

Total floor area - 124.1 sq.m. = 1336 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

17' 1" x 8' 2" (5.20m x 2.50m)

SOUTH FACING REAR GARDEN

ITEMS INCLUDED IN SALE

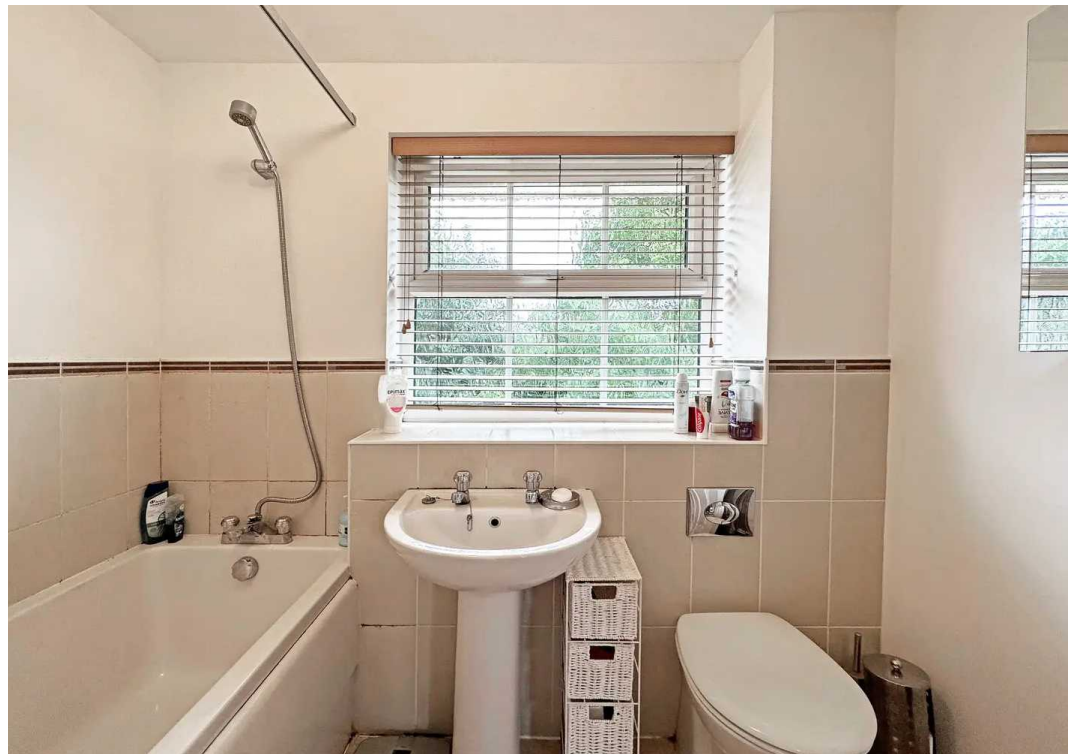
Indesit integrated oven, Indesit integrated hob, Hotpoint extractor, Samsung fridge freezer, Bosch dishwasher, Hotpoint washing machine, Indesit tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed and a burglar alarm.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

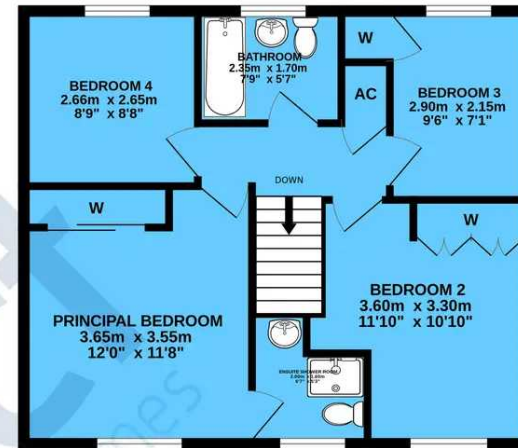
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
71.8 sq.m. (773 sq.ft.) approx.



1ST FLOOR
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA : 124.1 sq.m. (1336 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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