



Clarewell Avenue, Solihull

Guide Price £510,000





Clarewell Avenue

Solihull

PROPERTY OVERVIEW

Situated on a popular Hillfield Estate, a fantastic opportunity to purchase this impressive three bedroom detached which is situated within the Tudor Grange Academy Catchment. This property is being well maintained and benefits from gas central heating, double glazing and has the added attraction of a sun room off the kitchen/diner. The accommodation in more detail comprises of: canopy porch, entrance hall, guest cloakroom, living room, kitchen/diner, sunroom, three bedrooms, ensuite shower room, family bathroom, garage and landscaped rear garden.

- Popular Hillfield Estate
- Three Bedroom Detached
- Early Viewing Essential
- Tudor Grange School Catchment
- Living Room
- Sun Room
- Ensuite Shower Room





PROPERTY LOCATION

Monkspath is an established housing estate and community in Solihull, It encompasses at the heart of the community a convenience store/post office, a small supermarket, pharmacy, hairdressers and a pub/restaurant. It is also well served with a doctors, dentist and Monkspath primary school for all aspects of family life and has a large recreational park. Monkspath has excellent transport links with close proximity to the M42 and M40 motorways and bus and train links into Shirley, Solihull and Birmingham city centre.

Council Tax band: E

Tenure: Freehold

ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, extractor, all carpets, all light fittings and greenhouse.

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Sky

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.





CANOPY PORCH

ENTRANCE HALL

GUEST CLOAKROOM

5' 6" x 2' 6" (1.67m x 0.76m)

LIVING ROOM

14' 0" x 14' 6" (4.26m x 4.41m)

KITCHEN/DINING ROOM

17' 11" x 10' 1" (5.46m x 3.08m)

SUN ROOM

12' 0" x 9' 1" (3.66m x 2.78m)

FIRST FLOOR

BEDROOM ONE

10' 9" x 11' 5" (3.27m x 3.47m)

ENSUITE SHOWER ROOM

10' 7" x 3' 3" (3.22m x 0.99m)

BEDROOM TWO

10' 8" x 10' 1" (3.24m x 3.08m)

BEDROOM THREE

9' 0" x 7' 3" (2.74m x 2.20m)

BATHROOM

6' 10" x 6' 4" (2.09m x 1.94m)

TOTAL SQUARE FOOTAGE

Total floor area - 108.1 sq.m. = 1164 sq.ft. approx.

OUTSIDE THE PROPERTY

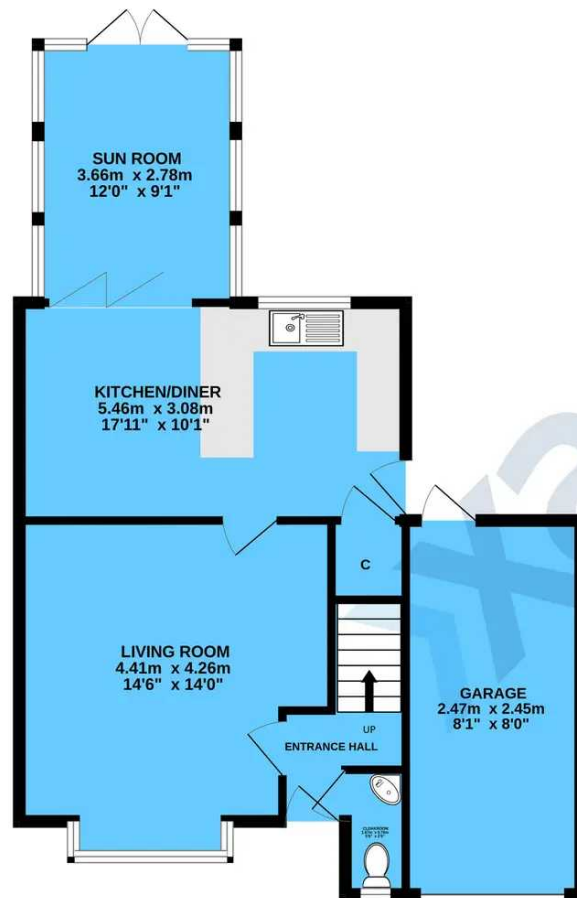
GARAGE

8' 0" x 8' 1" (2.45m x 2.47m)

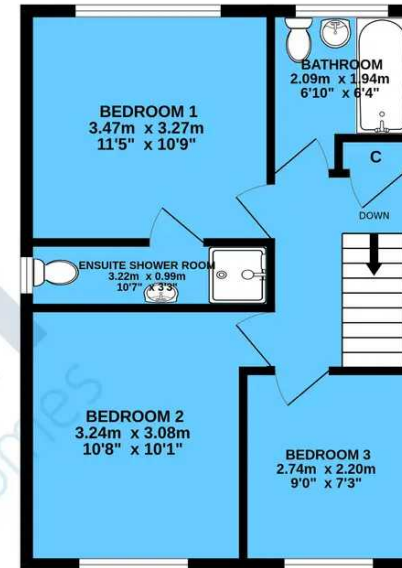
NORTH FACING GARDEN



GROUND FLOOR
65.3 sq.m. (703 sq.ft.) approx.



1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 108.1 sq.m. (1164 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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