



Clarewell Avenue, Solihull

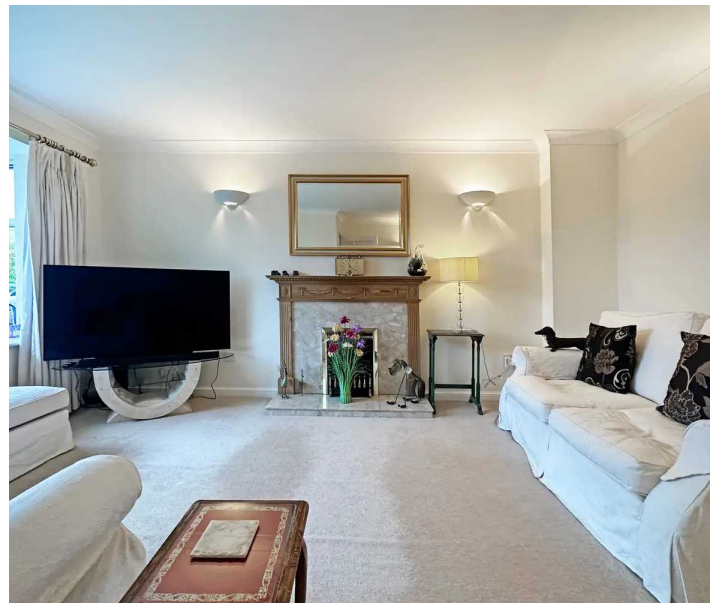
Guide Price £540,000





#### PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, a fantastic opportunity to purchase this impressive three bedroom extended detached which must be viewed internally to be appreciated. This property stands on a large plot and benefits from gas central heating, double glazing and has the added attraction of further scope to extend the property to the first floor SSPP. The accommodation in more detail comprises of: canopy porch, entrance hall, guest cloakroom, living room, extended kitchen/diner, pantry/larder located in kitchen under the stairs, conservatory, utility room, three good sized bedrooms, ensuite shower room, family bathroom, landscaped rear garden, garage and off road parking to the front for five/six cars.





#### 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



- Large Plot
- Three Bedroom Extended Detached
- Scope For Further Extension STPP
- Immaculately Maintained
- Extended Kitchen/Diner
- Conservatory
- Ensuite Shower Room
- Garage
- Landscape Garden



**CANOPY PORCH**

**ENTRANCE HALL**

6' 7" x 6' 2" (2.00m x 1.88m)

**GUEST CLOAKROOM**

5' 6" x 2' 6" (1.68m x 0.77m)

**LIVING ROOM**

14' 5" x 14' 0" (4.40m x 4.27m)

**KITCHEN/DINING ROOM**

17' 4" x 14' 10" (5.29m x 4.53m)

**CONSERVATORY**

9' 7" x 9' 2" (2.92m x 2.80m)

**UTILITY**

9' 11" x 7' 5" (3.01m x 2.25m)





## FIRST FLOOR

### BEDROOM ONE

11' 5" x 8' 10" (3.47m x 2.69m)

### ENSUITE SHOWER ROOM

10' 7" x 3' 3" (3.23m x 0.99m)

### BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.03m)

### BEDROOM THREE

8' 11" x 7' 2" (2.73m x 2.19m)

### BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m)

## OUTSIDE THE PROPERTY

### GARAGE

17' 7" x 8' 2" (5.37m x 2.50m)

### TOTAL SQUARE FOOTAGE

126.9 sq., (1366 sq.ft) approx.

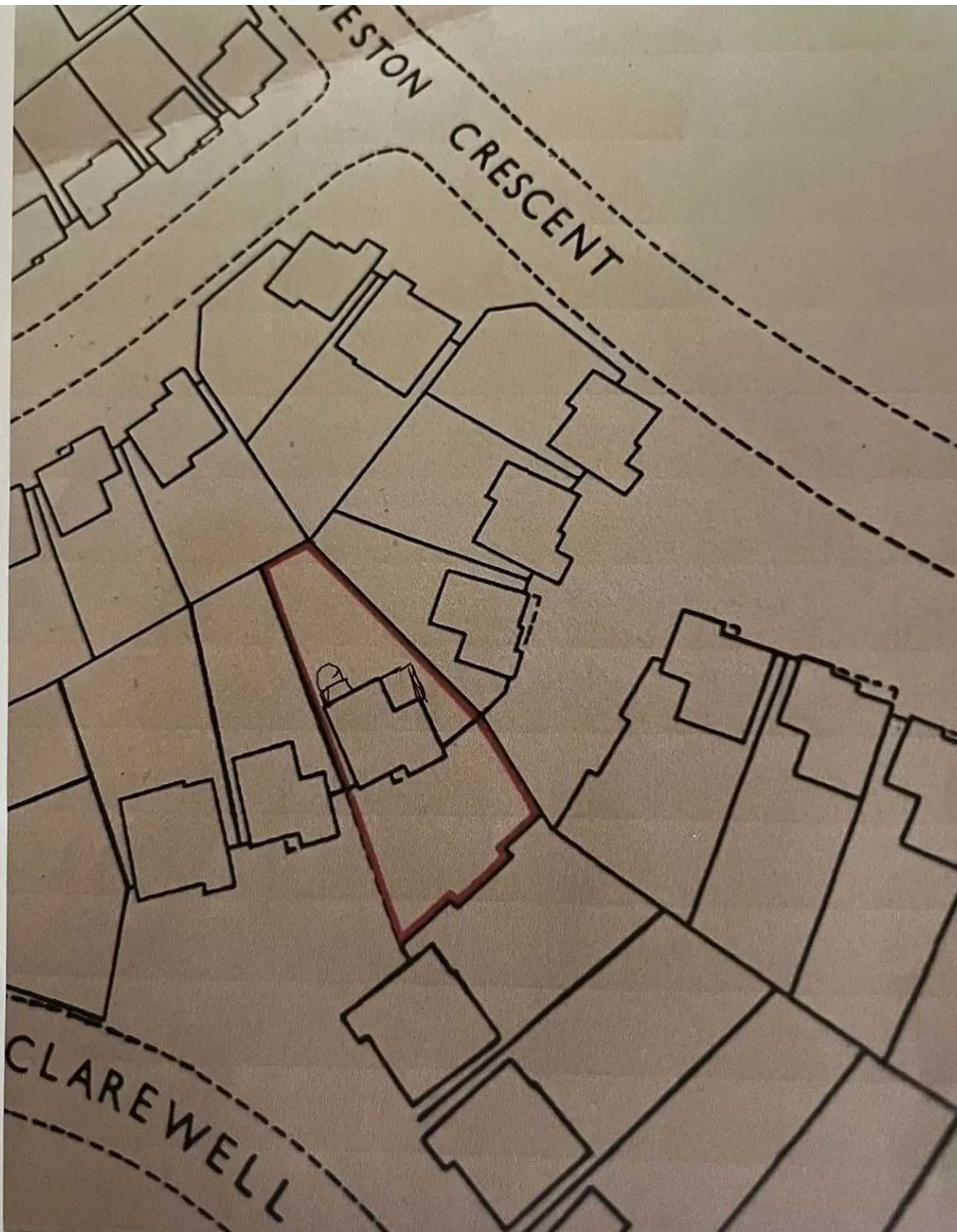
### WEST FACING GARDEN

### ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff fridge, AEG freezer, (Bosch dishwasher/washing machine and Indesit tumble dryer are all negotiable), all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one and three, all light fittings, garden shed and electric garage door.

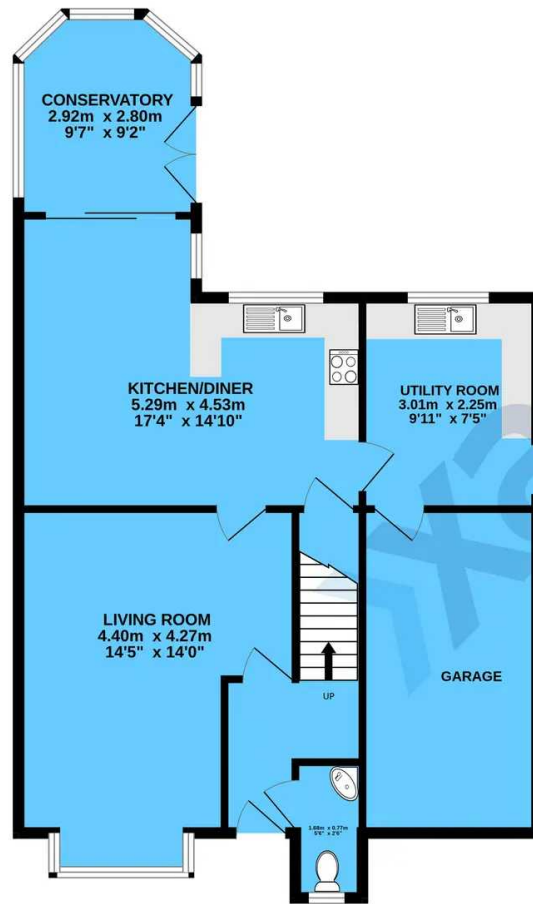
### MONEY LAUNDERING REGULATIONS

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.

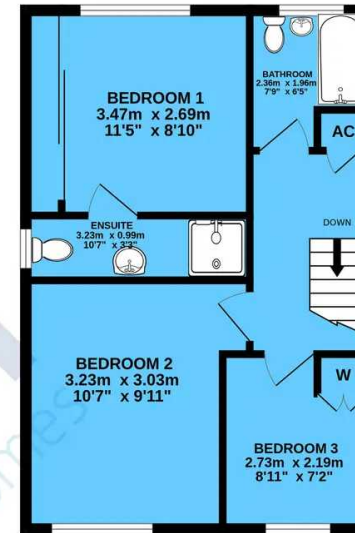




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.9 sq.m. (1366 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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