



Witley Avenue, Solihull

Guide Price £950,000

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EXCLUSIVE





PROPERTY OVERVIEW

Situated in one of the most sought after roads In Solihull, a fantastic opportunity to purchase this impressive four bedroom extended detached which has been modernised and refurbished throughout. In the last three years this property has been extended to the rear, re-plastered, re-plumbed and re-wired. We recommend internal viewing on this property which has a stunning extended kitchen/dining/family room with two sets of sliding patio doors leading out onto a South West facing rear garden. Witley Avenue stands within the Tudor Academy Catchment and the accommodation briefly comprises of: recessed porch, entrance hall, refitted guest cloakroom, living room, stunning extended kitchen/dining/family room, utility room, principal bedroom with luxury ensuite and Juliette balcony overlooking the rear garden, three further double bedrooms, luxury bathroom, garage/store room and South West Facing rear garden.





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: F

Tenure: Freehold



- Totally Modernised And Extended Four Bed Detached
- Sought After Road
- Tudor Grange Academy Catchment
- Luxury Fitted Kitchen/Dining/Family Room
- Living Room
- Four Double Bedrooms
- Luxury Bathroom & Ensuite
- Beautifully Maintained South West Facing Rear Garden
- Early Viewing Essential



VIA THE IN/OUT DRIVE

RECESSED PORCH

ENTRANCE HALL

13' 0" x 8' 2" (3.96m x 2.50m)

GUEST CLOAKROOM

5' 11" x 4' 3" (1.80m x 1.30m)

LIVING ROOM

16' 1" x 11' 11" (4.90m x 3.64m)

KITCHEN/DINING/FAMILY ROOM

25' 8" x 28' 7" (7.83m x 8.71m)

UTILITY

8' 0" x 7' 7" (2.44m x 2.30m)

FIRST FLOOR

PRINCIPAL BEDROOM

21' 8" x 15' 8" (6.60m x 4.78m)

ENSUITE

7' 7" x 5' 10" (2.32m x 1.78m)

BEDROOM TWO

16' 0" x 11' 11" (4.88m x 3.64m)

BEDROOM THREE

12' 10" x 12' 0" (3.90m x 3.66m)

BATHROOM

7' 8" x 11' 1" (2.34m x 3.37m)





OUTSIDE THE PROPERTY

SOUTH WEST FACING GARDEN

GARAGE/STORE ROOM

7' 10" x 7' 9" (2.39m x 2.36m)

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, freezer, dishwasher, all carpets, some curtains and garden shed.

ADDITIONAL INFORMATION

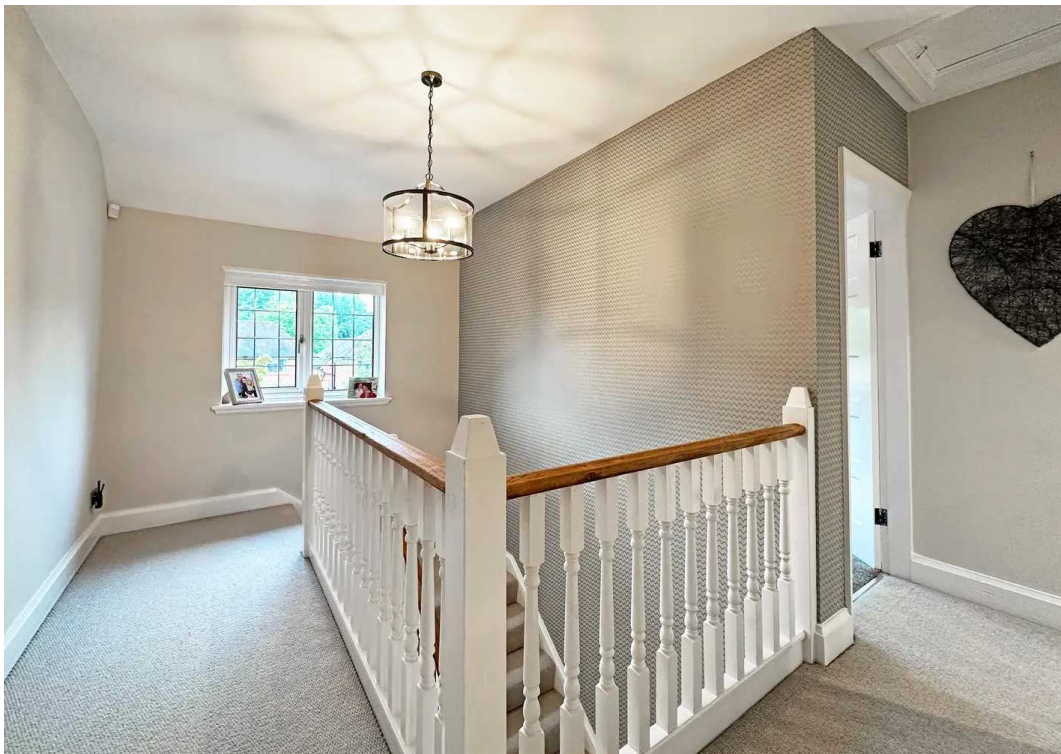
Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin – Full LAN wiring. Fibre-Optic. Loft Space: boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

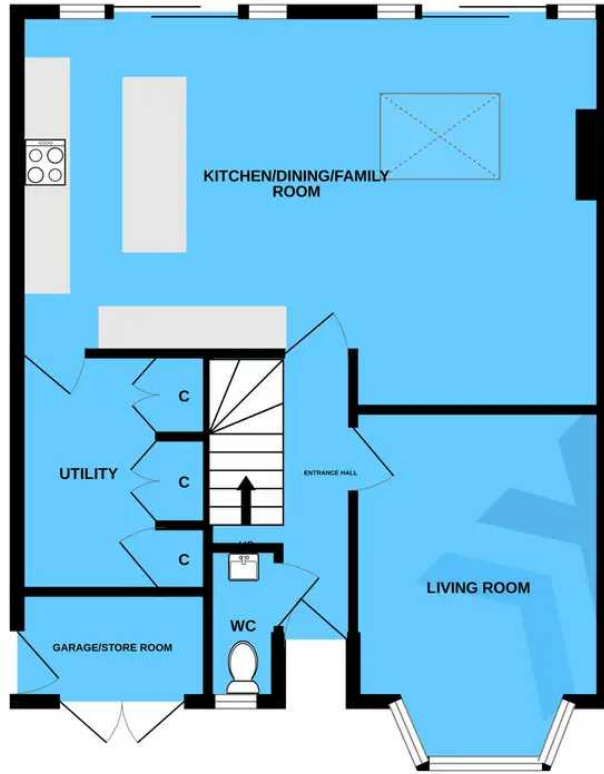
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

The vendor of this property is related to an employee of Xact Homes.



GROUND FLOOR



1ST FLOOR



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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