



Park Avenue, Solihull

Guide Price £1,050,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled on a serene and prestigious road in the heart of Solihull, this exquisite four-bedroom, three-bathroom, detached family home exudes charm and sophistication with an abundance of character and natural light throughout.

Upon arrival, one is welcomed by an impressive grand reception hallway that seamlessly connects the ground floor living spaces. The property boasts three versatile reception rooms, including a generously proportioned living room offering picturesque views of the rear garden, a cosy family room to the front, and an elegant dining room that effortlessly flows into a bright dual-aspect breakfast kitchen.

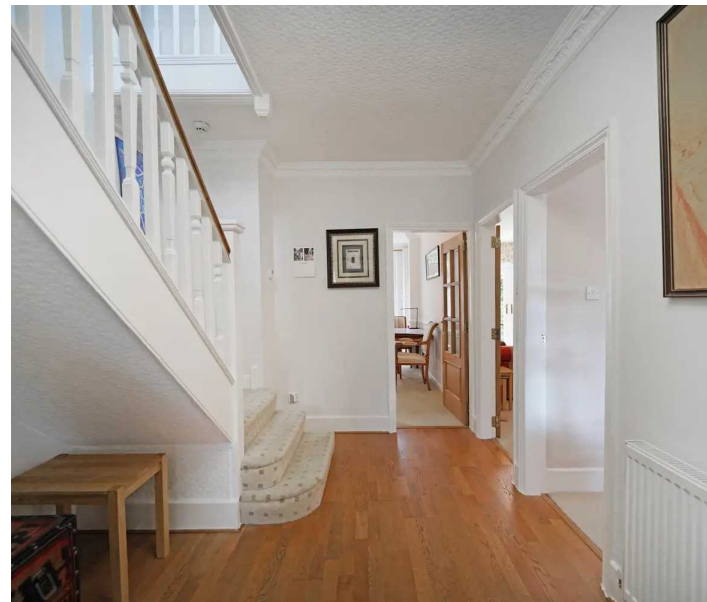
The ground floor is completed by a practical utility room, guest cloakroom, and an integral single garage, providing ample storage space and convenience. With scope for extension subject to planning permission, this home presents an opportunity to tailor the property to suit individual preferences and needs.





Ascending to the first floor, one will find four well-appointed bedrooms, including a spacious principal bedroom featuring an ensuite bathroom and ample fitted storage. Bedroom two also benefits from an ensuite, while the remaining bedrooms are serviced by a large family bathroom offering a walk-in shower, a free-standing bath, and dual sinks for added luxury and comfort.

Stepping outside, the property boasts a beautifully landscaped easterly facing rear garden, perfect for alfresco dining and entertaining. The garden features a generous lawn area and a secluded patio seating zone, creating an idyllic outdoor retreat within a private setting.



This traditional family home seamlessly combines modern comforts with classic elegance, offering a truly exceptional living environment for discerning buyers seeking a property of distinction in a prime location. Don't miss the opportunity to make this property your own and experience the epitome of luxury living in Solihull.



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



- Four Bedroom Detached Family Home
- Set On A Quiet Road In The Heart Of Solihull
- Scope For Extension Subject To Planning Permission
- Three Large Reception Rooms
- Breakfast Kitchen
- Utility & Garage
- Two Ensuite Bathrooms
- Large Family Bathroom
- Private Easterly Facing Rear Garden



PORCH

RECEPTION HALLWAY

LIVING ROOM

19' 4" x 13' 11" (5.89m x 4.25m)

FAMILY ROOM

13' 11" x 13' 11" (4.25m x 4.24m)

DINING ROOM

15' 0" x 13' 10" (4.57m x 4.22m)

BREAKFAST KITCHEN

17' 0" x 9' 8" (5.17m x 2.94m)

UTILITY ROOM

7' 1" x 6' 1" (2.16m x 1.85m)

WC

4' 10" x 3' 0" (1.47m x 0.92m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 8" x 11' 7" (5.69m x 3.53m)

ENSUITE

6' 4" x 5' 5" (1.94m x 1.64m)

BEDROOM TWO

13' 3" x 12' 5" (4.04m x 3.79m)

ENSUITE

9' 11" x 4' 4" (3.02m x 1.31m)

BEDROOM THREE

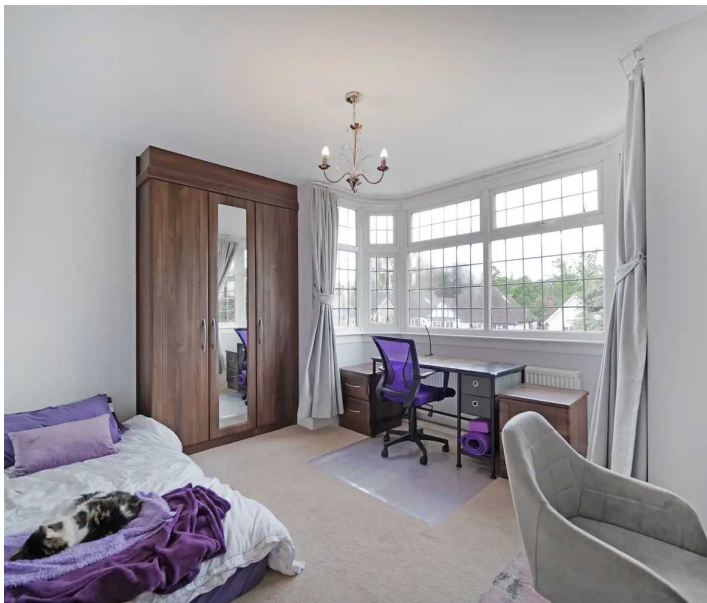
15' 8" x 8' 8" (4.77m x 2.64m)

BEDROOM FOUR

12' 1" x 7' 6" (3.68m x 2.28m)

BATHROOM

18' 7" x 6' 10" (5.66m x 2.09m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 194.0 sq.m. = 2088 sq.ft. approx.

OUTSIDE THE PROPERTY**LANDSCAPED EASTERLY FACING REAR GARDEN****GARAGE**

18' 6" x 9' 6" (5.65m x 2.89m)

ITEMS INCLUDED IN SALE

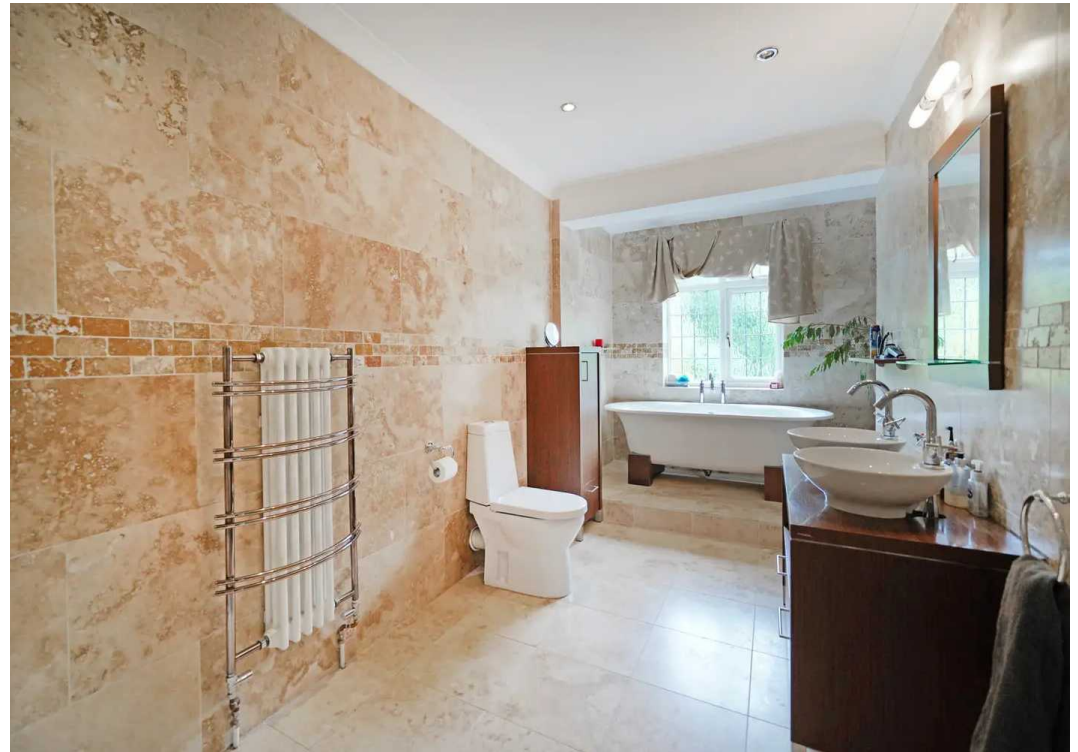
AEG integrated oven, AEG induction & gas integrated hob, Caple extractor, AEG combi microwave, Bosch fridge, AEG fridge freezer, Bosch dishwasher, LG washing machine, all carpets, all curtains, all blinds, fitted wardrobes in four bedrooms, all light fittings, underfloor heating in the kitchen and front ensuite, two garden sheds and an electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. 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.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 194.0 sq.m. (2088 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.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
EXCLUSIVE

