



Chattock Avenue, Solihull

Guide Price £685,000







## PROPERTY OVERVIEW

Nestled on a quiet and highly sought after cul-de-sac just a short distance from Solihull town centre, this exquisite four-bedroom detached property offers a serene retreat from the hustle and bustle of urban life. Located on a corner plot, this home boasts a prime position within the neighbourhood.

Upon entering, you are greeted by a spacious hallway featuring a guest cloakroom and ample storage space - perfect for keeping the clutter at bay. The heart of the home resides in the spacious open plan kitchen/diner, offering a perfect space to entertain guests or simply enjoy family meals together. The kitchen boasts ample work surfaces, making meal preparation a breeze.



Adjacent to the kitchen/diner is a dual aspect lounge that floods the space with natural light. The French doors open out to the rear garden, creating a seamless connection between indoor and outdoor living spaces. For those who work from home or enjoy a designated study space, a study/home office provides the perfect sanctuary.





Convenience is key with a practical utility room ensuring that household chores are a breeze. The first floor hosts four well-appointed bedrooms, including a large principal bedroom with its own ensuite for added privacy. The remaining bedrooms are served by a stylish family bathroom.

Step outside to discover a well-maintained rear garden with a patio seating area, ideal for al fresco dining or simply enjoying the outdoors. The property also benefits from ample parking on a driveway and a large double garage, providing plenty of space for vehicles and storage.

This property effortlessly combines practicality with contemporary living, offering a tranquil haven within a vibrant community. With its desirable location and abundance of living space, this home presents a rare opportunity to own a slice of paradise in a prime residential area.





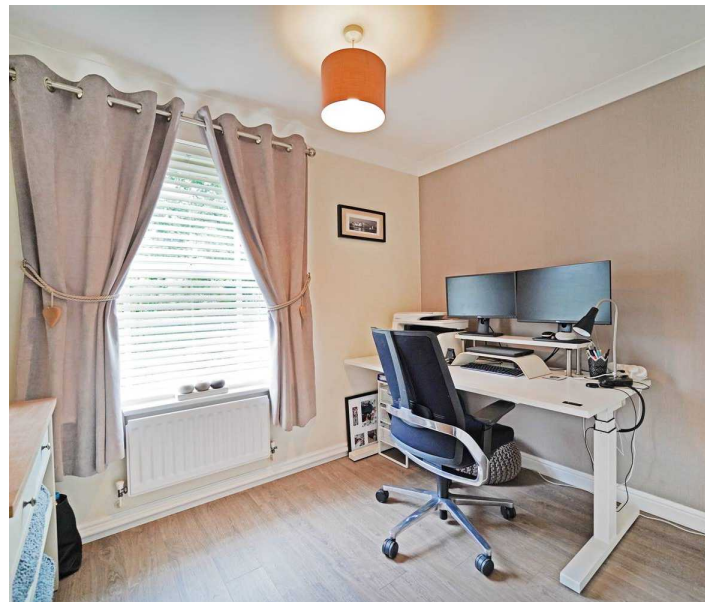


#### PROPERTY LOCATION

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 Cul-De-Sac
- Immaculately Presented Throughout
- Open Plan Kitchen / Diner
- Dual Aspect Lounge
- Study / Home Office
- Principal Bedroom With Ensuite
- Well Maintained Rear Garden
- Driveway & Double Garage





#### HALLWAY

#### WC

7' 2" x 2' 8" (2.19m x 0.81m)

#### LOUNGE

17' 8" x 11' 10" (5.39m x 3.61m)

#### KITCHEN / DINER

18' 4" x 18' 3" (5.60m x 5.56m)

#### UTILITY ROOM

5' 10" x 5' 10" (1.79m x 1.77m)

#### STUDY / HOME OFFICE

9' 1" x 7' 3" (2.78m x 2.22m)

#### FIRST FLOOR

#### PRINCIPAL BEDROOM

13' 4" x 10' 8" (4.07m x 3.26m)

#### ENSUITE

7' 11" x 6' 6" (2.42m x 1.97m)

#### BEDROOM TWO

10' 8" x 10' 3" (3.26m x 3.13m)

#### BEDROOM THREE

9' 11" x 8' 4" (3.01m x 2.55m)

#### BEDROOM FOUR

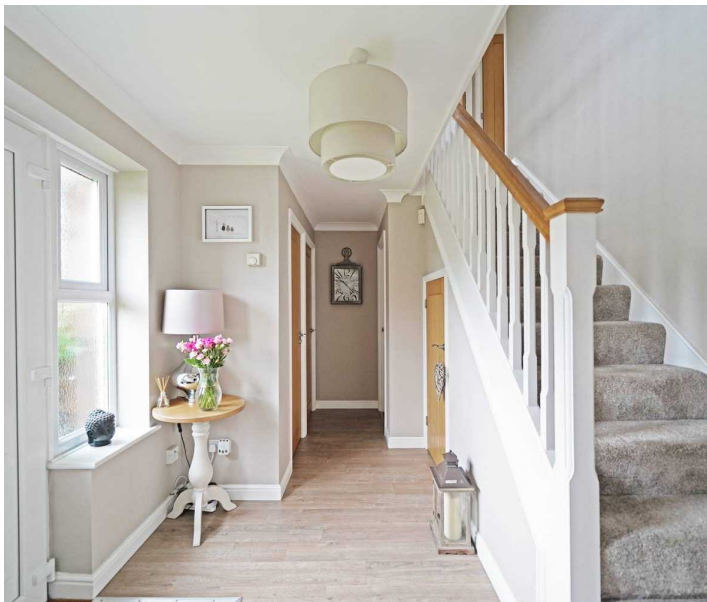
8' 10" x 6' 8" (2.69m x 2.03m)

#### BATHROOM

8' 1" x 6' 5" (2.47m x 1.95m)

#### TOTAL SQUIRE FOOTAGE

Total floor area: 163.0 sq.m. = 1755 sq.ft. approx.







## **OUTSIDE THE PROPERTY**

### **WELL MAINTAINED REAR GARDEN**

### **GARAGE**

18' 4" x 16' 5" (5.58m x 5.01m)

### **ITEMS INCLUDED IN SALE**

Neff integrated oven, Siemens integrated hob, De Dietrich extractor, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms and all light fittings.

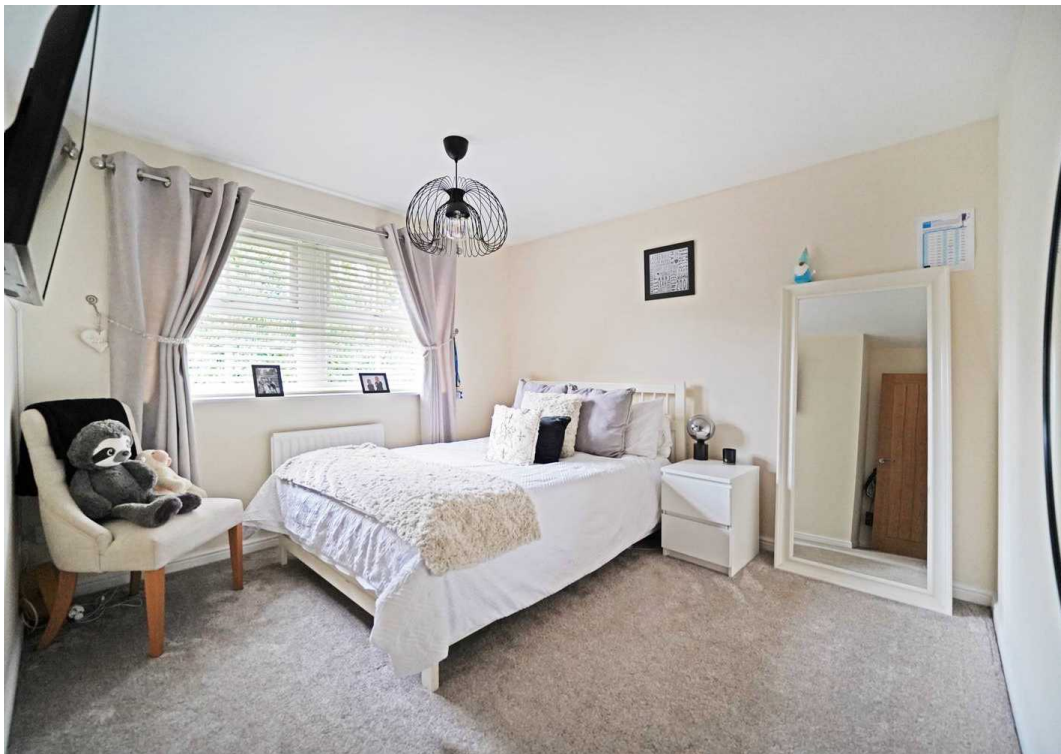
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - Sky. Loft space - boarded with ladder and lighting.

### **MONEY LAUNDERING REGULATIONS**

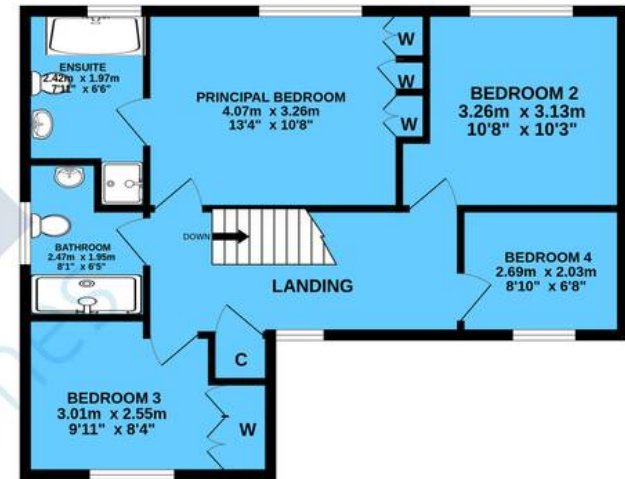
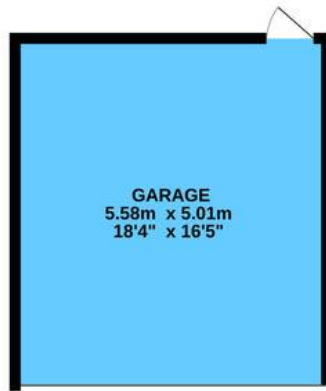
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 163.0 sq.m. (1755 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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