



**Stonebow Avenue, Solihull**

Guide Price **£550,000**







## PROPERTY OVERVIEW

This impressive three bedroom detached family home is situated in a sought after road, set within a peaceful cul-de-sac. The property enjoys a prime location close to all local amenities, highly regarded schools including Tudor Grange and the mainline station, making it ideal for families and commuters alike.

Upon entering, you are greeted by a spacious entrance hallway that sets the tone for the rest of the home. The generous living room is flooded with natural light, providing a welcoming space for relaxation and entertaining. Adjacent to the living room, the dining room offers an ideal setting for family meals and gatherings, with ample space to accommodate a large dining table.

The fitted kitchen is thoughtfully designed and overlooks the rear garden, creating a pleasant environment for meal preparation. The kitchen is equipped with a range of wall and base units, providing plenty of storage and workspace. A practical utility room is located nearby, offering additional storage and laundry facilities, as well as a convenient guest toilet.

Upstairs, the property features three bedrooms. The principal bedroom benefits from its own en-suite shower room, adding a touch of luxury and privacy, with the two further bedrooms being well-proportioned and a family bathroom serving the remaining bedrooms.







A single garage provides secure parking or valuable storage space, while the wide driveway to the front of the property offers off-street parking for multiple vehicles (ideal for families with more than one car or for visitors).

This home presents an excellent opportunity for those seeking additional space, as there is scope for extension (subject to the necessary planning permissions), allowing purchasers to tailor the property to their needs and create their dream family home.

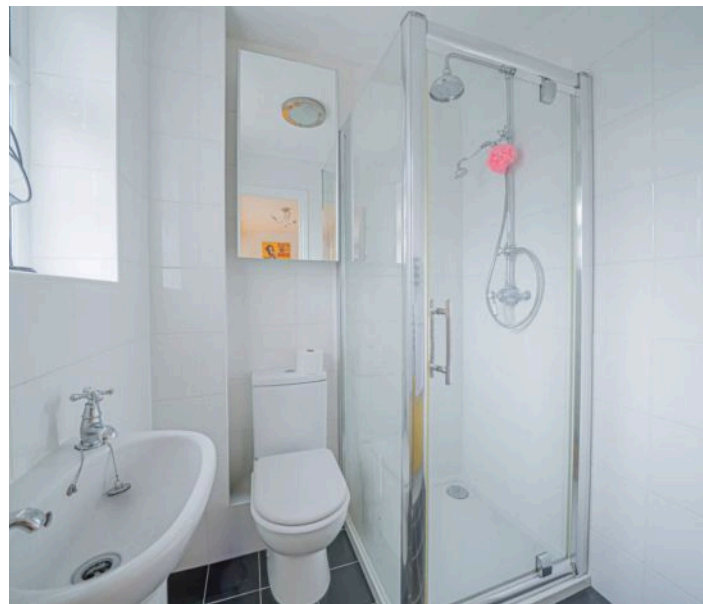
#### PROPERTY LOCATION

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

- Three Bedroom Detached Family Home
- Set On A Quiet & Sought After Cul-De-Sac
- Scope For Extension Subject To Planning Permission
- Close To All Local Amenities & Walking Distance To Station
- Tudor Grange Catchment Area
- Spacious Living Room & Dining Room
- Fitted Kitchen With Ample Work Surfaces
- Practical Utility & Single Garage
- Three Well Proportioned Bedrooms
- Family Bathroom & En-Suite







#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

12' 4" x 16' 2" (3.77m x 4.92m)

#### **DINING ROOM**

7' 8" x 10' 11" (2.34m x 3.32m)

#### **KITCHEN**

7' 9" x 11' 0" (2.37m x 3.36m)

#### **UTILITY**

7' 11" x 11' 3" (2.41m x 3.44m)

#### **WC**

#### **INTEGRAL GARAGE**

8' 5" x 19' 1" (2.57m x 5.82m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 1" x 11' 10" (3.39m x 3.60m)

#### **ENSUITE**

4' 11" x 5' 2" (1.49m x 1.58m)

#### **BEDROOM TWO**

9' 2" x 8' 10" (2.80m x 2.70m)

#### **BEDROOM THREE**

6' 6" x 8' 11" (1.98m x 2.71m)

#### **TOTAL SQUARE FOOTAGE**

110.0 sq.m (1180 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets and light fittings and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - part boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

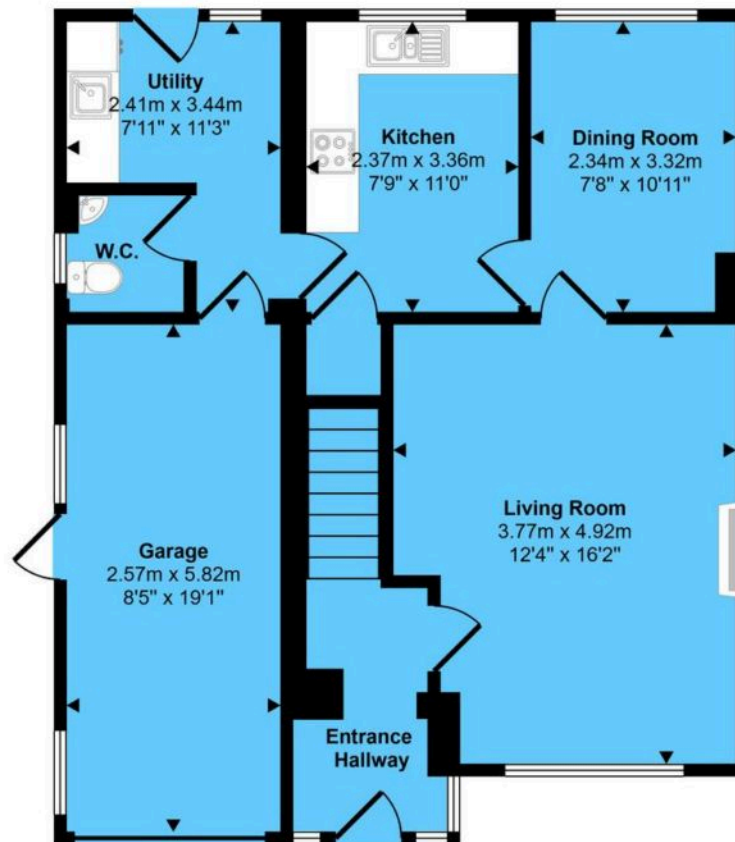
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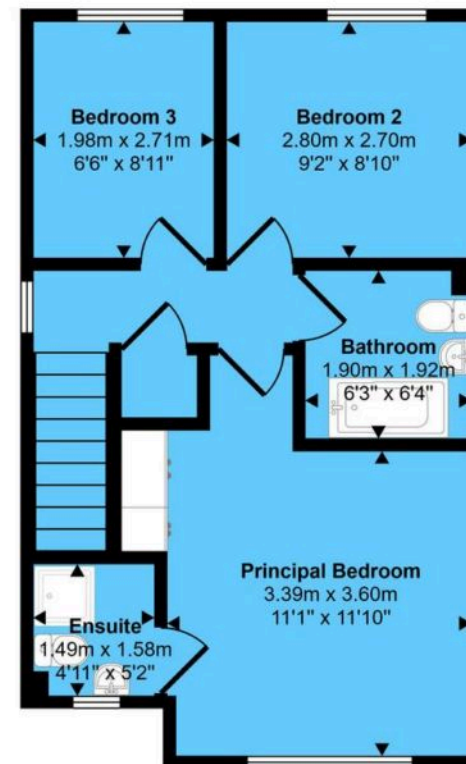




Approx Gross Internal Area  
110 sq m / 1180 sq ft



Ground Floor  
Approx 68 sq m / 737 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

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