

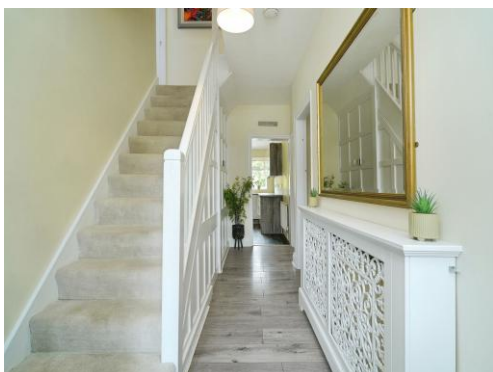


Thornby Avenue
Solihull

burchell
edwards

Thornby Avenue Solihull B91 2BJ

for sale offers over
£635,000



Property Description

This substantial five-bedroom semi-detached residence is ideally located in the heart of Solihull, set on a quiet and highly sought-after road with excellent access to local amenities and well-regarded schools.

Beautifully maintained, the property spans three generous floors, offering flexible living space suited to modern family lifestyles.

The ground floor features a welcoming entrance hall leading to two spacious reception rooms.

The bright living room flows seamlessly into a formal dining area, ideal for both everyday living and entertaining. The well-appointed kitchen includes integrated appliances, while a separate utility room and guest cloakroom add practicality.

The first floor offers four well-proportioned bedrooms, complemented by a contemporary family bathroom and separate WC.

The second floor comprises an impressive double bedroom with an en-suite shower room, ideal as a principal suite or private guest space.

Externally, a generous driveway provides ample off-road parking, along with access to a single garage for secure storage or parking.

This property represents an excellent opportunity to acquire a spacious and versatile home in one of Solihull's most desirable locations.

Early viewing is strongly recommended.

Entrance Hall

Stairs to upper, ceiling light point, radiator, doors to dining room, living room and kitchen,

Living Room

11' 4" max x 15' 1" max (3.45m max x 4.60m max)
Double glazed bay to front aspect, fireplace, wall light points, ceiling light point,

Dining Room

12' 5" max x 10' 7" max (3.78m max x 3.23m max)
Double glazed to rear with double glazed french doors opening out to rear garden,

ceiling light point, radiator, fireplace

Kitchen

11' max x 8' 4" max (3.35m max x 2.54m max)
Double glazed window to rear, fitted kitchen with integrated oven, induction hob, extractor and dishwasher, under counter lighting, pantry with ceiling light point,

Utility Room

8' 7" max x 7' 1" max (2.62m max x 2.16m max)
Double glazed to side aspect, ceiling light point, boiler, plumb space for washing machine and tumble dryer, W.C

Bedroom One

16' 5" max x 11' max (5.00m max x 3.35m max)
Velux window to front and rear aspect, ceiling light point, eaves storage, radiator,

En-Suite

5' 5" max x 7' max (1.65m max x 2.13m max)
Double glazed to side elevation, W.C wash basin, cubicle shower,

Bedroom Two

15' 2" max x 9' 4" max (4.62m max x 2.84m max)
Double glazed bay to front elevation, ceiling light point, radiator, fitted wardrobes,

Bedroom Three

12' 4" max x 10' 9" max (3.76m max x 3.28m max)
Double glazed to rear elevation, ceiling light points, radiator,

Bedroom Four

12' 4" max x 10' 9" max (3.76m max x 3.28m max)
Double glazed to front and rear elevation, ceiling light point, radiator, built in storage,

Bedroom Five

8' 2" max x 7' 2" max (2.49m max x 2.18m max)
Double glazed to front elevation, radiator, ceiling light point,

Bathroom

7' 8" max x 5' 5" max (2.34m max x 1.65m max)
Obscure double glazed to rear elevation, bath
with mixer tap, wash basin, shower, airing
cupboard, ceiling light point,

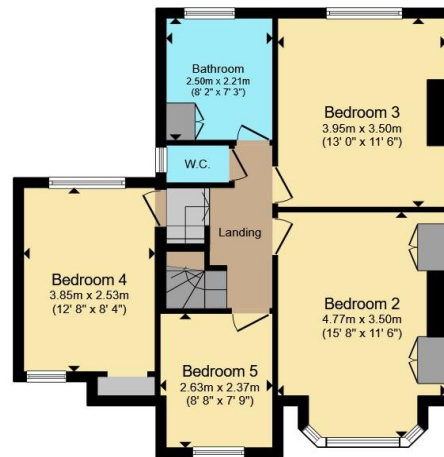




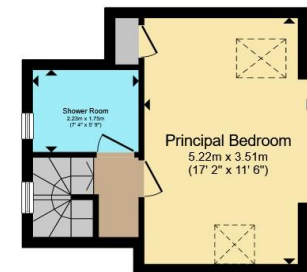




Ground Floor



First Floor



Second Floor

Total floor area 166.9 m² (1,797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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29 High Street
 SOLIHULL B91 3SN

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206450



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