



Thorngrove Avenue, Solihull

Guide Price £420,000

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Thorngrove Avenue, Solihull

DESCRIPTION

Hunters are proud to present a three-bedroom detached home located in the Hillfield area of Solihull. The property also benefits from being in the Tudor Grange Catchment and is within walking distance to Widney Manor Train station and very close to all major transport links.

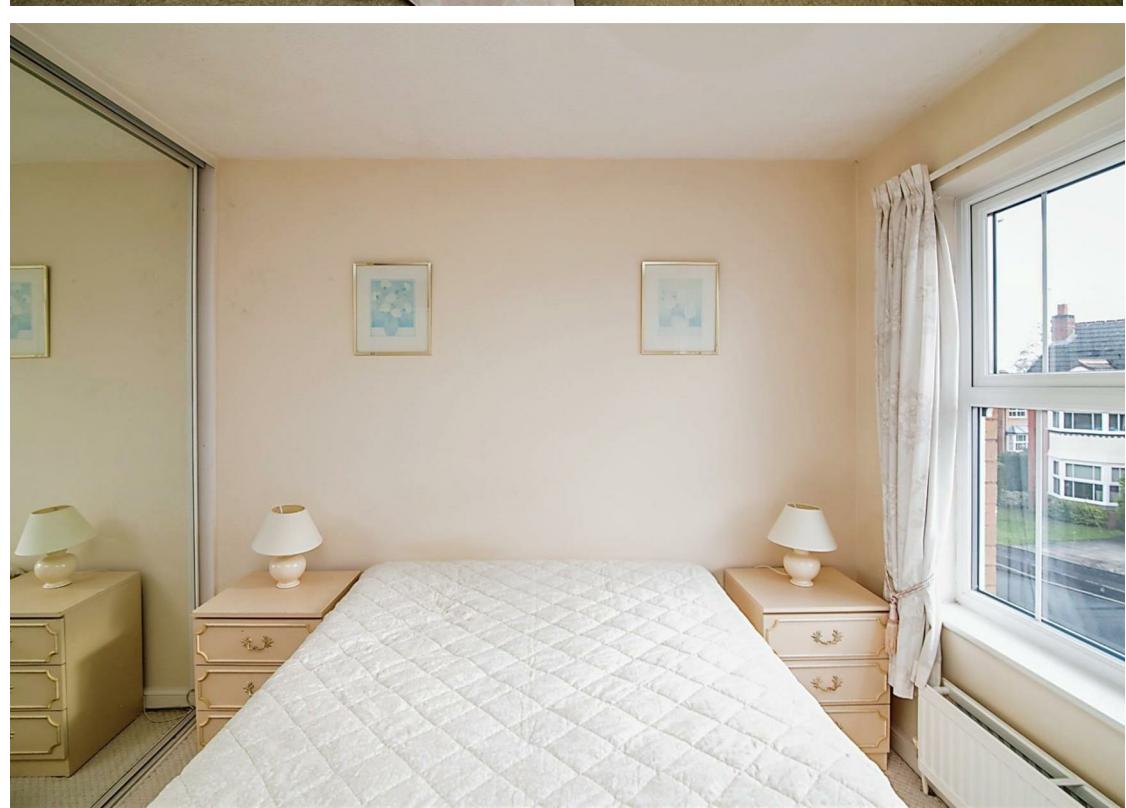
The property is entered via the porch leading to a large bright sunny living room with a good size bay window. Leading from the living room is the open plan kitchen/dining area with patio doors to the rear garden. There is also a downstairs w/c. Alongside this there is a large garage.

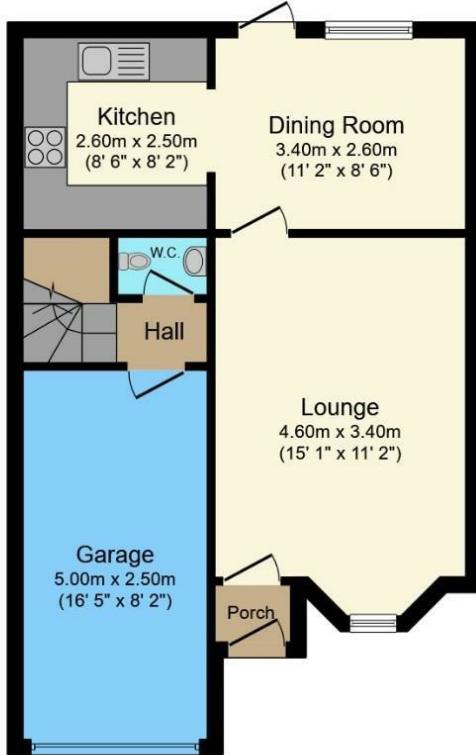
To the first floor there is a family bathroom, a master bedroom with en-suite, a second good sized double bedroom and a third large single bedroom.

Hillfield is a very sought after location near to Solihull Town Centre and within Tudor Grange Academy senior school catchment. There are local shops in Monkspath off Shelley crescent, where there is a doctors, dentists and the popular Farm gastropub and restaurant. Solihull town centre offers an excellent choice of shopping facilities including Touchwood shopping centre, Waitrose and John Lewis department store.

No Upwards Chain







Ground Floor

Total floor area 94.7 sq.m. (1,020 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).

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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

163 High Street, Solihull, B91 3ST

Tel: 0121 709 0111 Email:

solihull@hunters.com [https://www.hunters.com](http://www.hunters.com)



First Floor

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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