



melvyn
Danes
ESTATE AGENTS

Thornby Avenue

Solihull

Offers Around £625,000

Description

Thornby Avenue is a prestigious residential road located off Manor Road in close proximity to Solihull Town Centre.

Originally constructed in the 1930's this well proportioned family home has been in the same ownership for over 50 years and has been well maintained to a very good standard throughout and extended to the rear to enlarge the rear reception room and breakfast kitchen along with the creation of a utility room.

The property occupies a generous plot with a fantastic rear garden with a private and green aspect; yet is located within a five minute walk of the popular and vibrant town centre.

Approximately one mile from the property is Solihull Railway Station which offers local trains to Birmingham and the Chiltern Railways service to London Marylebone. Along the Warwick Road through the town centre one will arrive at junction 5 of the M42; the hub of the motorway network.

Schooling is of particular renown in the Solihull area and this property is in easy access to a number of local schools. Private schooling at Eversfield Preparatory School and Solihull School itself are in easy walking distance.

All in all a superb location for this long term family home which ideally needs to be viewed to be appreciated and offers accommodation that exceeds 1500 square feet of excellent living accommodation presented to a good standard.



Accommodation

FRONT DRIVEWAY & FOREGARDEN

**WELCOMING RECEPTION
HALLWAY**

GUEST CLOAKS WC

EXTENDED LOUNGE
18'7" x 11'4"

DINING ROOM
15'6" into bay x 11'10"

EXTENDED BREAKFAST KITCHEN
16'10" max x 15'0" max

UTILITY ROOM
8'6" max x 7'8" max

FIRST FLOOR LANDING

BEDROOM ONE
13'10" x 11'5"

EN SUITE SHOWER ROOM

BEDROOM TWO
15'8" into bay x 11'6"

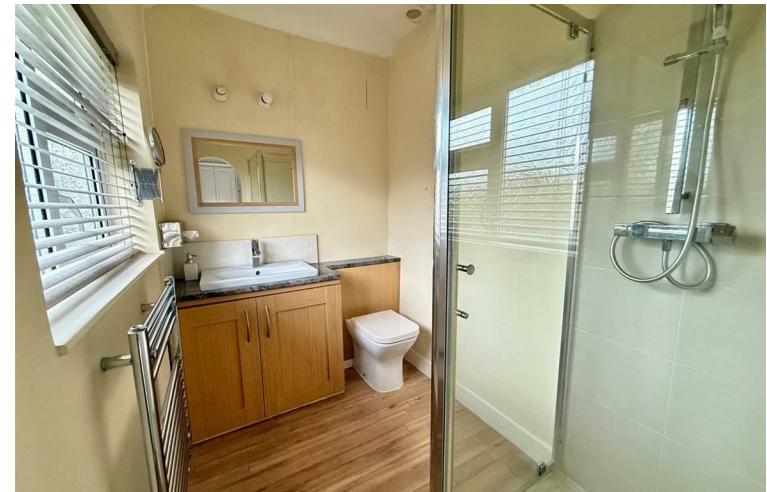
BEDROOM THREE
14'2" x 8'10" max

BEDROOM FOUR
8'5" x 7'8"

SHOWER ROOM

SINGLE INTEGRAL GARAGE

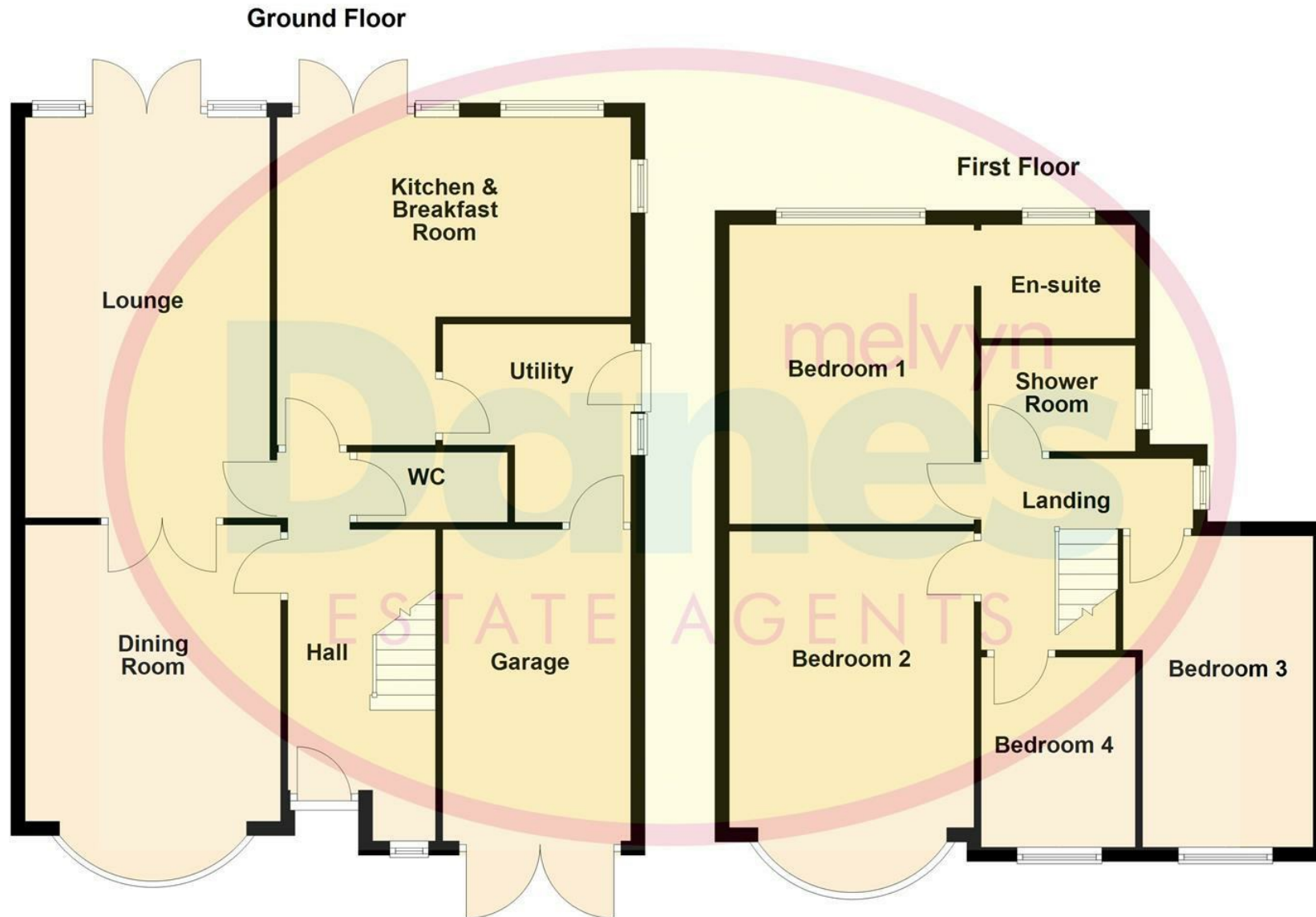
DELIGHTFUL REAR GARDEN











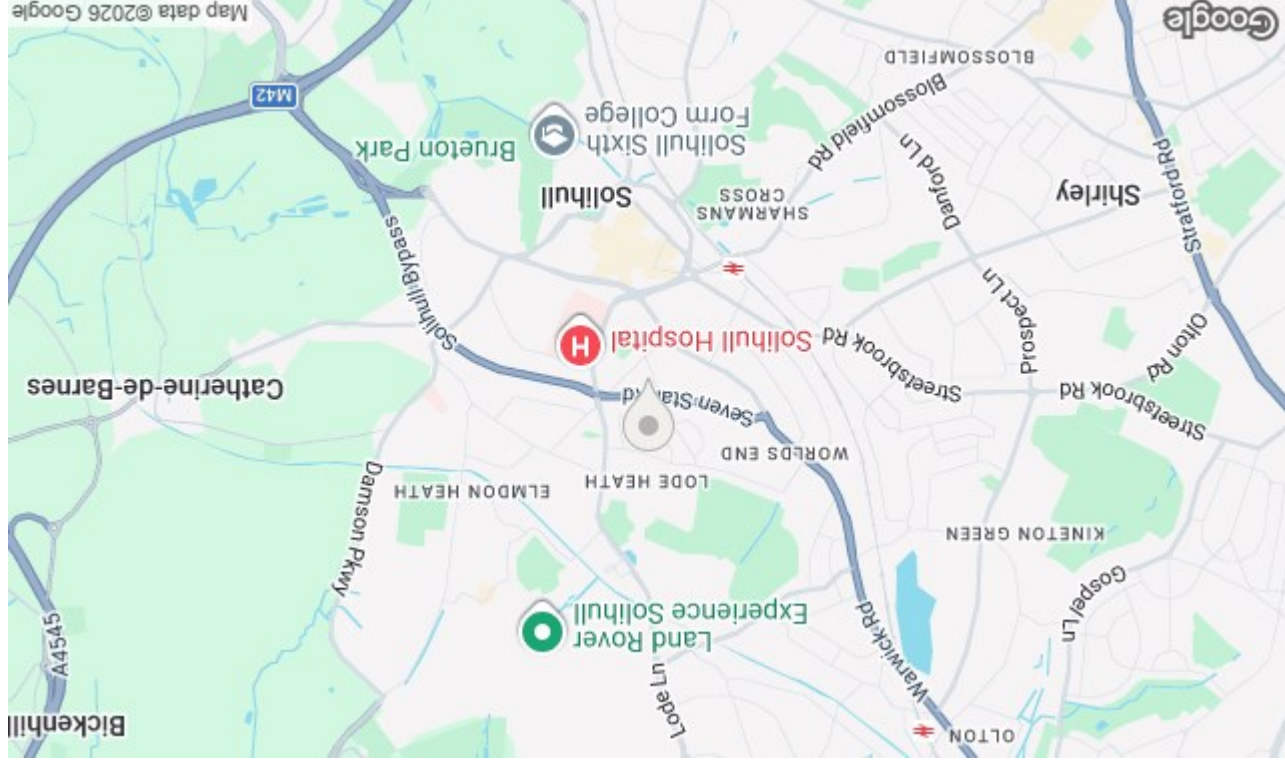
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 19 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/10/2025.

MOBILE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available. (data taken from checker.ofcom.org.uk on 25/10/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.



18 Thornby Avenue Solihull B91 2BJ
Council Tax Band: F

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