

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1355 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - E  
**BROADBAND** - Upload Max 1000Mbps  
Download Max 1800Mbps  
**MOBILE** - O2, Vodafone  
**EPC** - D - 68  
**PARKING** - Single Garage & Driveway Parking For 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## CAMBRIDGE AVENUE

Offers in excess of £550,000

Situated within the highly sought-after Tudor Grange catchment area, this beautifully presented three-bedroom semi-detached home offers an exceptional opportunity for families and professionals alike. With spacious interiors, modern features, and a generous rear garden, the property is perfectly positioned within easy reach of Solihull town centre and outstanding local amenities. A fantastic opportunity not to be missed!

### FEATURES

- Spacious Three-Bedroom Semi-Detached Home
- Light-Filled Dual Aspect Living/Dining Room
- Modern Ground Floor Shower Room
- Well-Appointed L-Shaped Kitchen With Utility Room
- Mature, Private Rear Garden With Patio Area
- Integral Single Garage With Potential
- Off-Road Parking For Two Vehicles
- Exceptional Location Near Solihull Town Centre
- Within Tudor Grange Catchment Area

Are you an investor  
interested in expanding your  
portfolio?

Call **0121 775 0101** to provide your  
investment criteria for alerts.



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### HTSPMD

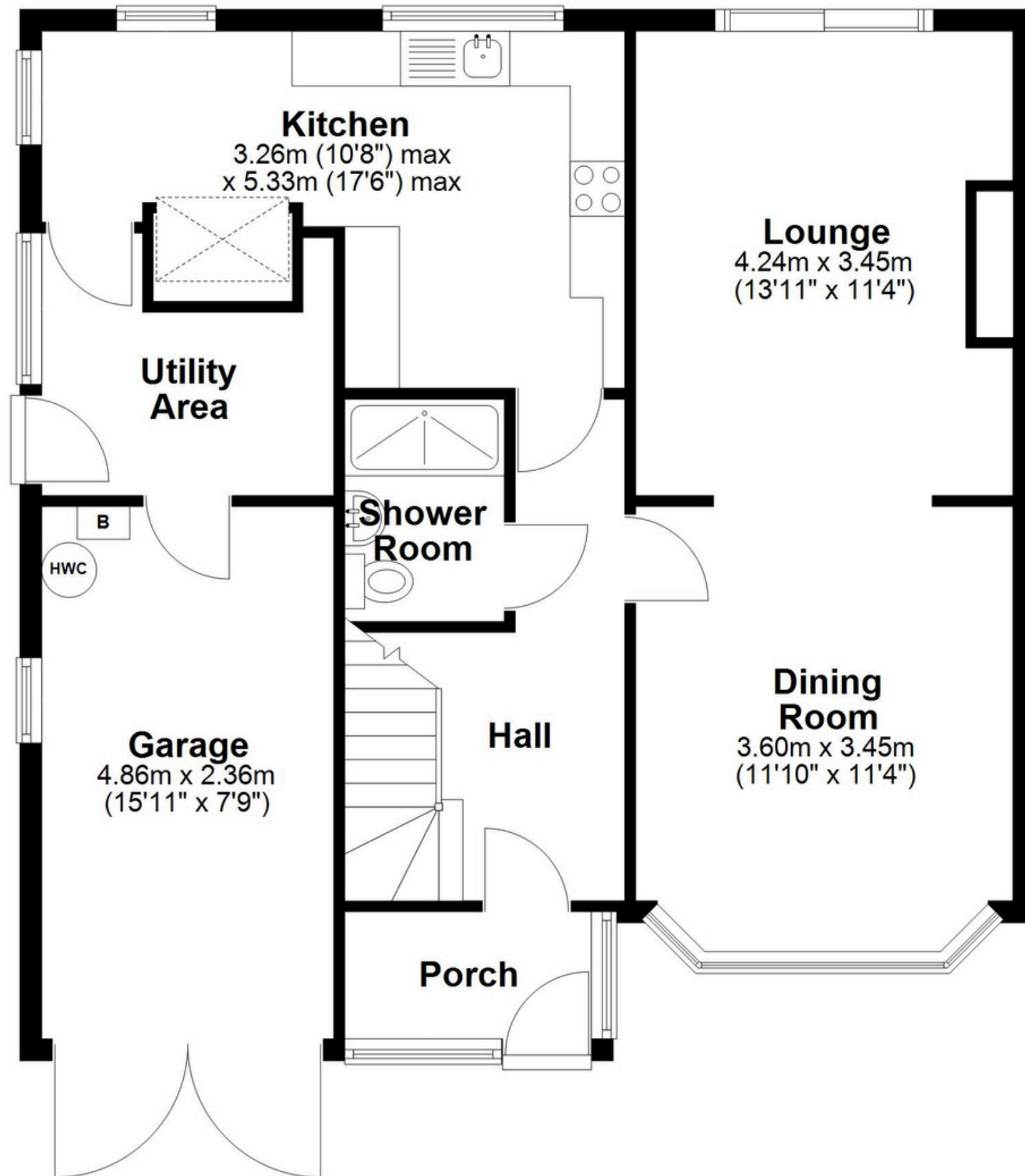
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

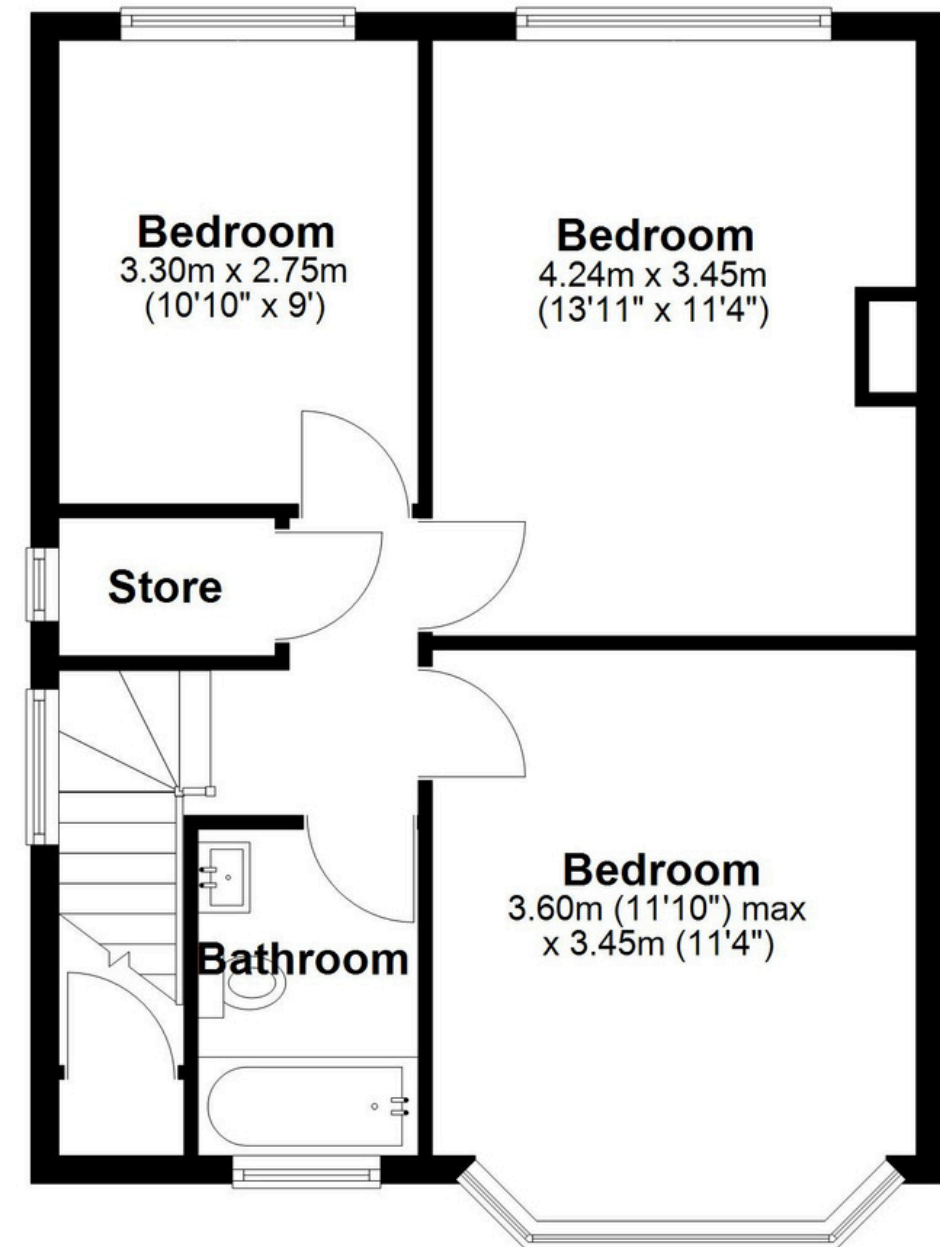
## Ground Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



## First Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



Total area: approx. 125.9 sq. metres (1355.1 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.