



Ferndown Road, Solihull

Guide Price £639,950





PROPERTY OVERVIEW

Situated in a most sought-after location, an ideal opportunity to purchase this four bedroom detached, which does require some updating. This property benefits from gas central heating, double glazing and has the added attraction of a superb landscaped rear garden adjoining school playing fields. The accommodation briefly comprises of – Enclosed Porch, Entrance Hall, Dining Room, Lounge, Breakfast Room, Fitted Kitchen, Utility Area, Four Bedrooms, En Suite Shower Room, Family Bathroom, Landscaped Rear Garden and Garage.

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





Council Tax band: F

Tenure: Freehold

- Detached In Need Of Some Modernisation
- Spacious Accommodation
- Four Bedrooms
- Two Reception Rooms
- Breakfast Room & Fitted Kitchen
- Family Bathroom & Ensuite
- Landscaped Rear Garden
- Early Viewing Essential





ENCLOSED PORCH

ENTRANCE HALL

16' 1" x 7' 3" (4.91m x 2.2m)

GUEST WC

DINING ROOM

12' 2" x 12' 0" (3.7m x 3.66m)

LOUNGE

16' 1" x 12' 2" (4.9m x 3.72m)

BREAKFAST ROOM

11' 9" x 7' 10" (3.59m x 2.4m)

KITCHEN

10' 6" x 7' 10" (3.2m x 2.4m)

FIRST FLOOR

BEDROOM ONE (REAR)

16' 1" x 12' 0" (4.9m x 3.66m)

BEDROOM TWO (REAR)

15' 4" x 11' 11" (4.67m x 3.62m)

ENSUITE SHOWER ROOM

6' 6" x 4' 7" (1.98m x 1.39m)

BEDROOM THREE (FRONT)

12' 2" x 12' 0" (3.7m x 3.66m)

BEDROOM FOUR (FRONT)

15' 9" x 7' 2" (4.79m x 2.19m)

BATHROOM

8' 8" x 5' 11" (2.65m x 1.81m)





OUTSIDE THE PROPERTY

GARAGE

16' 2" x 8' 1" (4.92m x 2.46m)

UTILITY AREA

7' 6" x 6' 3" (2.29m x 1.91m)

SOUTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Freestanding Cannon cooker, extractor, Airlux dishwasher, Bosch washing machine, some carpets, curtains, blinds light fittings, fitted wardrobes to bedroom one and four, garden shed.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.
Broadband - Virgin Media - Fibre Optic. Loft Space - Boarded with ladder and lighting.

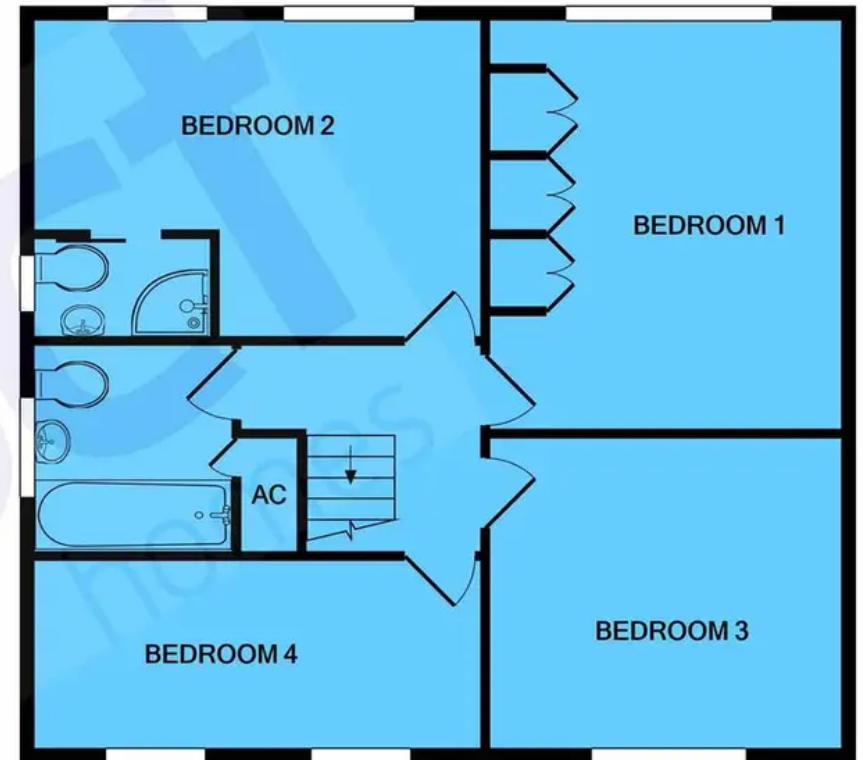
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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