



54 FERNDOWN ROAD, SOLIHULL, B91 2BA

ASKING PRICE OF £595,000

EPC: E Council Tax Band: F





### Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Kitchen & Breakfast Room
- Utility Area & Guest Wc
- Garage & Driveway
- Beautiful Enclosed Rear Garden
- Sought after Location





A spacious four bedroom detached family residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, dining room, lounge, breakfast room, kitchen, utility area, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, garage and beautiful well stocked rear garden.



#### ENCLOSED PORCH

ENTRANCE HALL 16' 1" x 7' 2" (4.9m x 2.18m)

GUEST WC

DINING ROOM 12' 1" x 12' 0" (3.68m x 3.66m)

LOUNGE 16' 0" x 12' 2" (4.88m x 3.71m)

BREAKFAST ROOM 11' 9" x 7' 10" (3.58m x 2.39m)

KITCHEN 10' 5" x 7' 10" (3.18m x 2.39m)

#### FIRST FLOOR LANDING

BEDROOM ONE 16' 0" x 12' 0" max (4.88m x 3.66m)

BEDROOM TWO 15' 3" x 11' 10" (4.65m x 3.61m)

ENSUITE SHOWER ROOM 6' 5" x 4' 6" (1.96m x 1.37m)

BEDROOM THREE 12' 1" x 12' 0" (3.68m x 3.66m)

BEDROOM FOUR 15' 8" x 7' 2" (4.78m x 2.18m)

BATHROOM 8' 8" x 5' 11" (2.64m x 1.8m)

LOFT SPACE boarded with ladder and lighting

#### FORE GARDEN

#### DRIVEWAY

GARAGE 16' 1" x 8' 0" (4.9m x 2.44m)

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

BEAUTIFUL WELL STOCKED REAR GARDEN

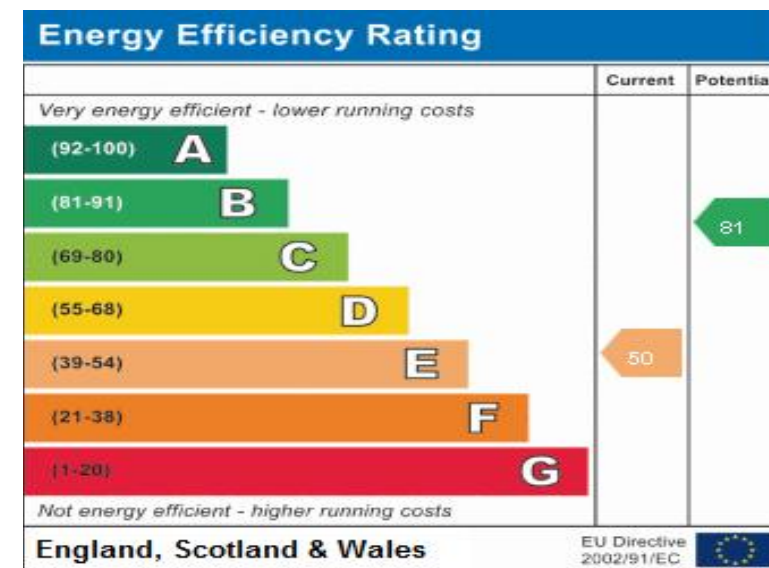


*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





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 or tenant. 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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