

54 Stonebow Avenue

Solihull, B91 3UP





A WELL PRESENTED THREE BEDROOM DETACHED RESIDENCE

- Detached Family Residence
 - Three Bedrooms (Master En Suite)
 - Lounge & Dining Room
 - Further Scope for Development (STPP)
 - Good Size Rear Garden
 - Cul de Sac Position
 - Fitted Kitchen
 - Garage & Driveway
 - Utility Room & Separate Wc
 - Double Glazing & Gas Central Heating
-

ACCOMMODATION

A well presented three bedroom detached residence with further scope for development (STPP) enjoying a cul de sac position within a sought after location. The property offers excellent family living accommodation which briefly comprises; entrance hall, lounge, dining room, kitchen with pantry, utility room, separate wc, first floor landing, master bedroom with en suite shower room/wc, two further bedrooms, family bathroom/wc, driveway, garage and good size enclosed rear garden.



ENTRANCE HALL

LOUNGE

16' 4" x 12' 10" (4.98m x 3.91m)

DINING ROOM

10' 10" x 8' 0" (3.3m x 2.44m)

KITCHEN

10' 10" x 7' 10" (3.3m x 2.39m)

With Pantry

UTILITY ROOM

11' 7" max 6' 2" min x 7' 9" max
(3.53m x 2.36m)

SEPARATE WC

FIRST FLOOR LANDING

With Airing Cupboard

MASTER BEDROOM

11' 9" x 11' 0" (3.58m x 3.35m)

EN-SUITE SHOWER ROOM/ WC

BEDROOM TWO

9' 4" x 9' 0" (2.84m x 2.74m)

BEDROOM THREE

9' 0" x 6' 7" (2.74m x 2.01m)

FAMILY BATHROOM/ WC

FORE GARDEN

DRIVEWAY

GARAGE

18' 2" x 8' 0" (5.54m x 2.44m)

**GOOD SIZE ENCLOSED REAR
GARDEN**









Asking Price Of £525,000

EPC: C Council Tax Band: E

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)

Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100



Floorplan – For identification purposes only



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

