

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**





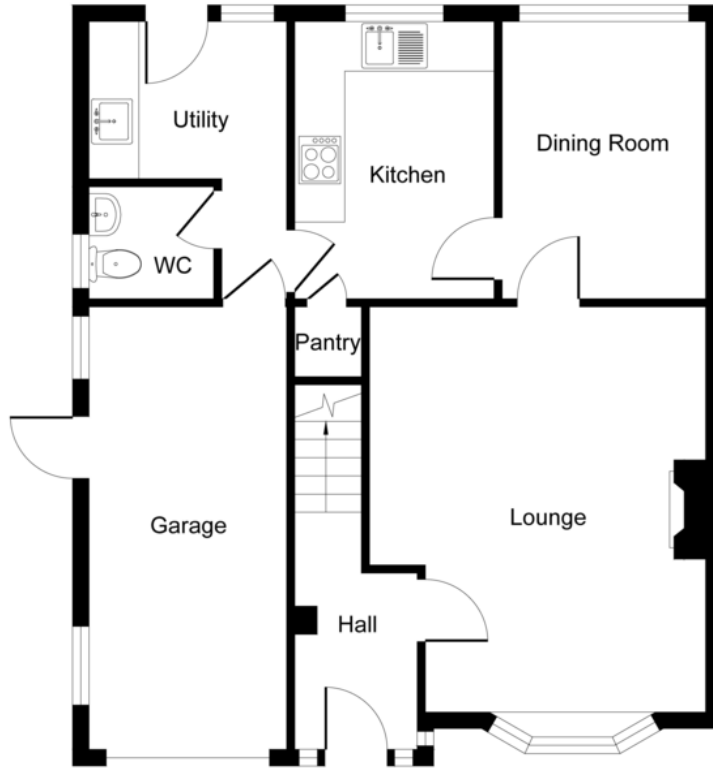




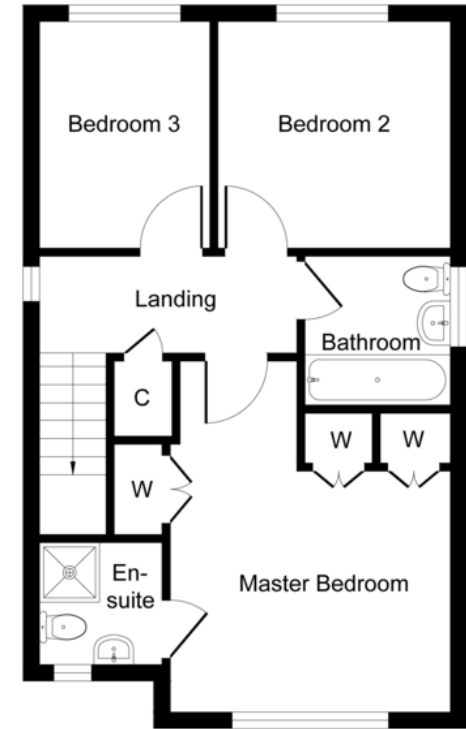
Asking Price Of £525,000

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)



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,127 sq. ft / (104.68 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Floorplan – For identification purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	82
England, Scotland & Wales			
EU Directive 2002/91/EC			