

10 Wentworth Road

Solihull, B92 7NA





FOUR BEDROOM SEMI-DETACHED RESIDENCE

- Viewing Essential
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Breakfast Kitchen with Utility/WC
- Conservatory
- Loft Room
- Stunning Gardens with Multi-Purpose Annexe and Large Workshop

ACCOMMODATION

Internal viewing is highly recommended of this substantial four bedroom family home offering generous living areas with the rare advantage of a multi-purpose built office/annexe building and large workshop located in the rear grounds. Spacious and versatile accommodation includes four bedrooms, loft room, master en-suite, two reception rooms, conservatory, breakfast kitchen, utility room, wc, delightful landscaped gardens and driveway parking.



PORCH ENTRANCE

RECEPTION HALLWAY

DINING ROOM

12' 6" x 10' 10" (3.81m x 3.3m)

LOUNGE

12' 6" x 10' 10" (3.81m x 3.3m)

CONSERVATORY

11' 10" x 7' 10" (3.61m x 2.39m)

BREAKFAST KITCHEN

**16' 8" max x 5' 7" min x 11' 5"
(5.08m x 4.75m x 3.48m)**

UTILTY ROOM

5' 9" x 5' 4" (1.75m x 1.63m)

SEPARATE WC

FIRST FLOOR LANDING

MASTER BEDROOM

13' 5" x 10' 10" (4.09m x 3.3m)

ENSUITE

BEDROOM TWO

**12' 4" x 8' 7" to fitted wardrobes"
(3.76m x 2.62m)**

BEDROOM THREE

10' 0" x 9' 3" (3.05m x 2.82m)

BEDROOM FOUR

6' 11" x 6' 0" (2.11m x 1.83m)

LOFT ROOM

11' 0" x 10' 10" (3.35m x 3.3m)

FAMILY BATHROOM

7' 10" x 6' 0" (2.39m x 1.83m)

OFFICE/ANNEXE

24' 10" x 14' 10" (7.57m x 4.52m)

WORKSHOP

19' 10" x 10' 5" (6.05m x 3.18m)

FORE GARDEN

DRIVEWAY

DELIGHTFUL REAR GARDEN









Asking Price Of £485,000

TENURE:

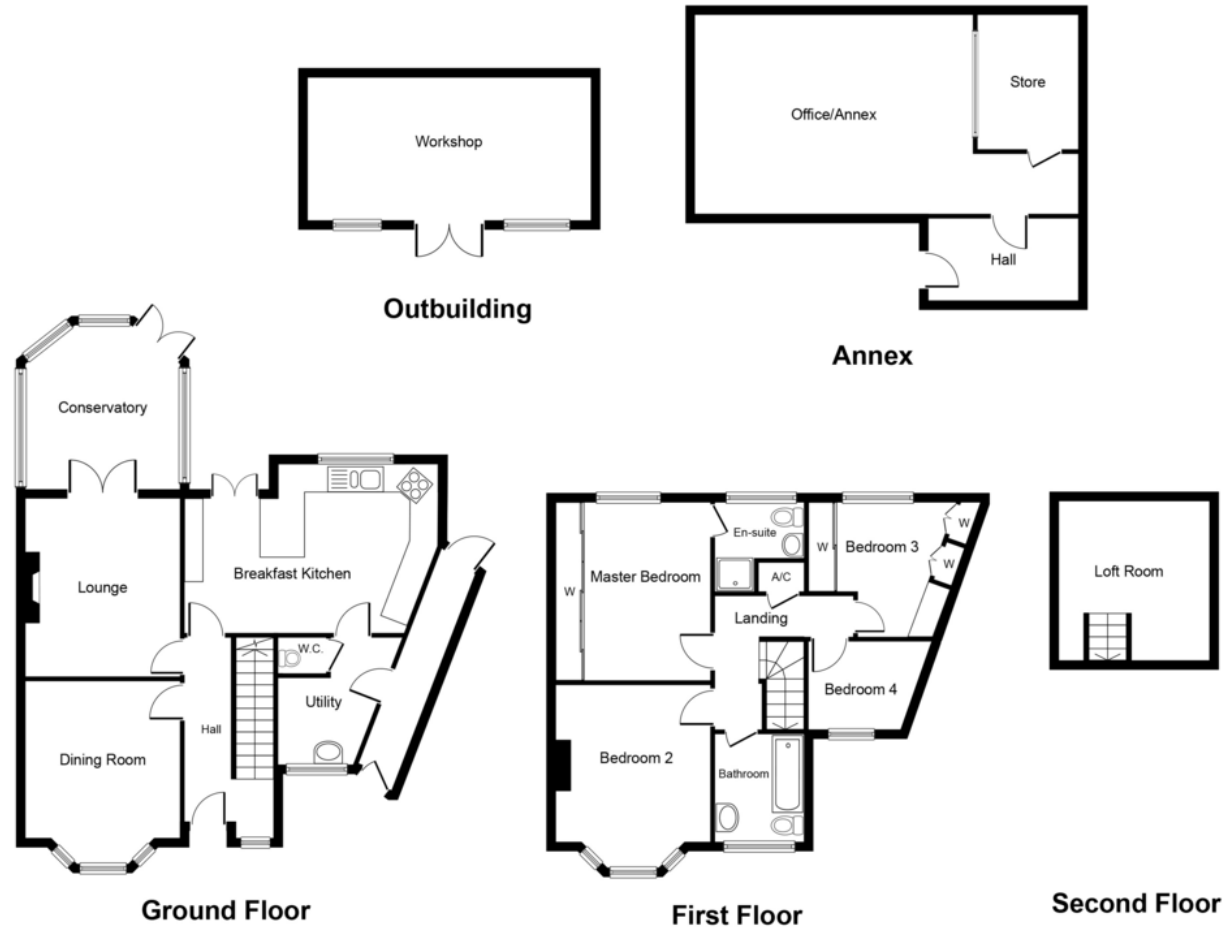
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

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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.



Approx. Gross Internal Floor Area 2,119 sq. ft. (196.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			