

67 Ferndown Road

*Solihull, B91 2AX*









## ***FOUR BEDROOM DETACHED RESIDENCE***

- Detached Family Residence
- Four Bedrooms + Family Bathroom/wc + En Suite Shower Room
- Lounge & Dining Room
- Breakfast Kitchen with Pantry
- Sought After Location
- 1 1/2 Width Garage & Driveway
- Beautiful Rear Garden
- Utility Room & Separate Wc
- Gas Central Heating & Double Glazing

### **ACCOMMODATION**

A well presented four bedroom detached residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; entrance porch, reception hall, guest cloakroom/wc, dining room, lounge, breakfast kitchen with pantry, utility area, large first floor landing area, four bedrooms, en suite shower room, family bathroom/wc, driveway, 1 1/2 width garage and beautiful rear garden.



**ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**EXTENDED DINING ROOM**

**16' 2" x 12' 0" (4.93m x 3.66m)**

**LOUNGE**

**18' 0" x 12' 0" (5.49m x 3.66m)**

**BREAKFAST KITCHEN**

**11' 9" x 11' 6" (3.58m x 3.51m)**

with pantry

**UTILITY AREA**

**15' 3" x 8' 2" max 6' 5" min (4.65m  
x 2.49m 1.96m)**

**LARGE FIRST FLOOR LANDING**

storage cupboard and loft access

**MASTER BEDROOM**

**15' 3" max 9' 3" min x 10' 0" max  
(4.65m 2.82m x 3.05m) with  
ensuite shower room**

**BEDROOM TWO**

**12' 0" x 12' 0" (3.66m x 3.66m)**

**BEDROOM THREE**

**12' 0" x 9' 3" (3.66m x 2.82m)**

**BEDROOM FOUR**

**9' 8" x 8' 10" (2.95m x 2.69m)**

**FAMILY BATHROOM/WC**

**DRIVEWAY**

**1 1/2 WIDTH GARAGE**

**16' 7" x 15' 0" (5.05m x 4.57m)**

**BEAUTIFUL LANDSCAPE ENCLOSED**

**REAR GARDEN**

















**Asking Price Of £625,000**

**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 1787 sq. ft. (165.99 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	53	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			