

36 Woodfield Road

*Solihull, B91 2DN*





## **EXTENDED FIVE BEDROOM DETACHED RESIDENCE**

- Extended Detached Family Residence
- Five Bedrooms (Master En Suite)
- Lounge & Sitting Room
- Breakfast Kitchen
- Sought After Location
- Utility Room & Separate Wc
- Garage & Block Paved Driveway
- Good Size Rear Garden
- Superb Family Bathroom/wc

### **ACCOMMODATION**

An extended five bedroom detached residence situated in a sought after location. The excellent family living accommodation briefly comprises; large enclosed entrance porch, reception hall, guest cloakroom/wc, sitting room, lounge, conservatory, breakfast kitchen, utility room, first floor landing, four good size bedrooms, superb family bathroom/wc, second floor landing, master bedroom with en suite shower room/wc, block paved driveway, garage and enclosed rear garden.



**LARGE ENCLOSED ENTRANCE  
PORCH**

**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**SITTING ROOM**  
14' 2" x 12' 0" (4.32m x 3.66m)

**LOUNGE**  
16' 3" x 12' 0" (4.95m x 3.66m)

**CONSERVATORY**  
10' 5" x 10' 5" max (3.18m x  
3.18m)

**BREAKFAST KITCHEN**  
15' 5" max 7' 10" min x 12' 0" max  
(4.7m 2.39m x 3.66m)

**UTILITY ROOM**  
10' 6" x 6' 1" (3.2m x 1.85m)  
opening to:

**SIDE COVERED STORAGE**

**FIRST FLOOR LANDING**

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

**BEDROOM TWO**  
15' 4" x 12' 10" (4.67m x 3.91m)

**BEDROOM THREE**  
14' 6" x 12' 0" (4.42m x 3.66m)

**BEDROOM FOUR**  
10' 6" x 7' 0" (3.2m x 2.13m)

**FAMILY BATHROOM/WC**

**SECOND FLOOR LANDING**

**BEDROOM FIVE**  
21' 0" x 11' 2" max 9' 1" min (6.4m  
x 3.4m 2.77m)

**ENSUITE SHOWER ROOM/WC**

**FORE GARDEN**

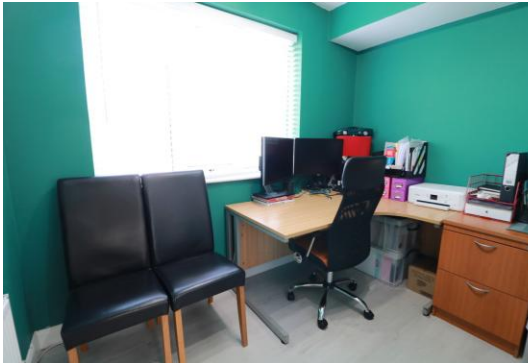
**BLOCK PAVED DRIVEWAY**

**GARAGE**  
19' 4" x 8' 1" (5.89m x 2.46m)

**ENCLOSED REAR GARDEN**





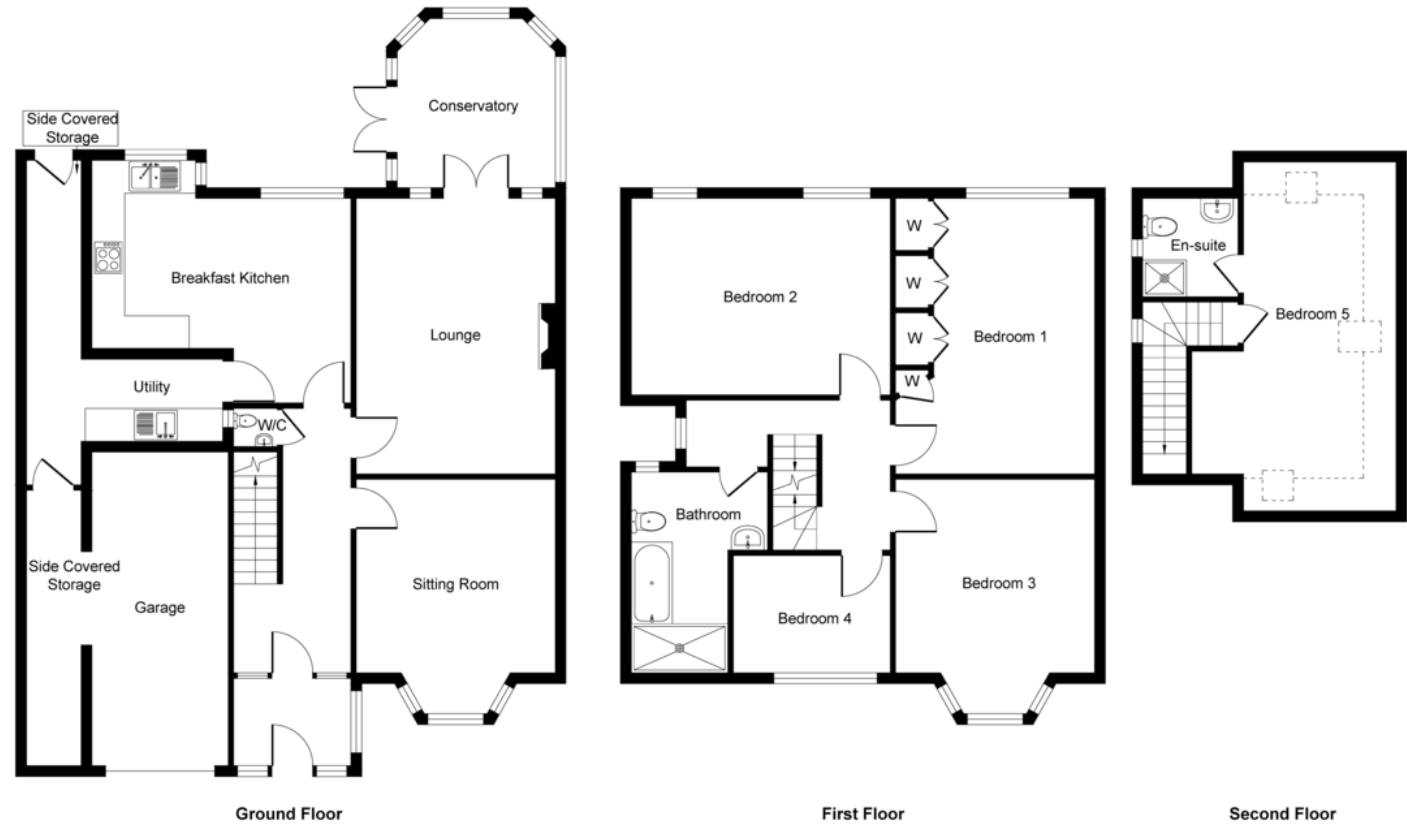




**Asking Price Of £695,000**

**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)



**Approx. Gross Internal Floor Area 2239 sq. ft. (208.03 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>	60	
(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			