

Felstead, Cloweswood Lane

Solihull, B94 5SE





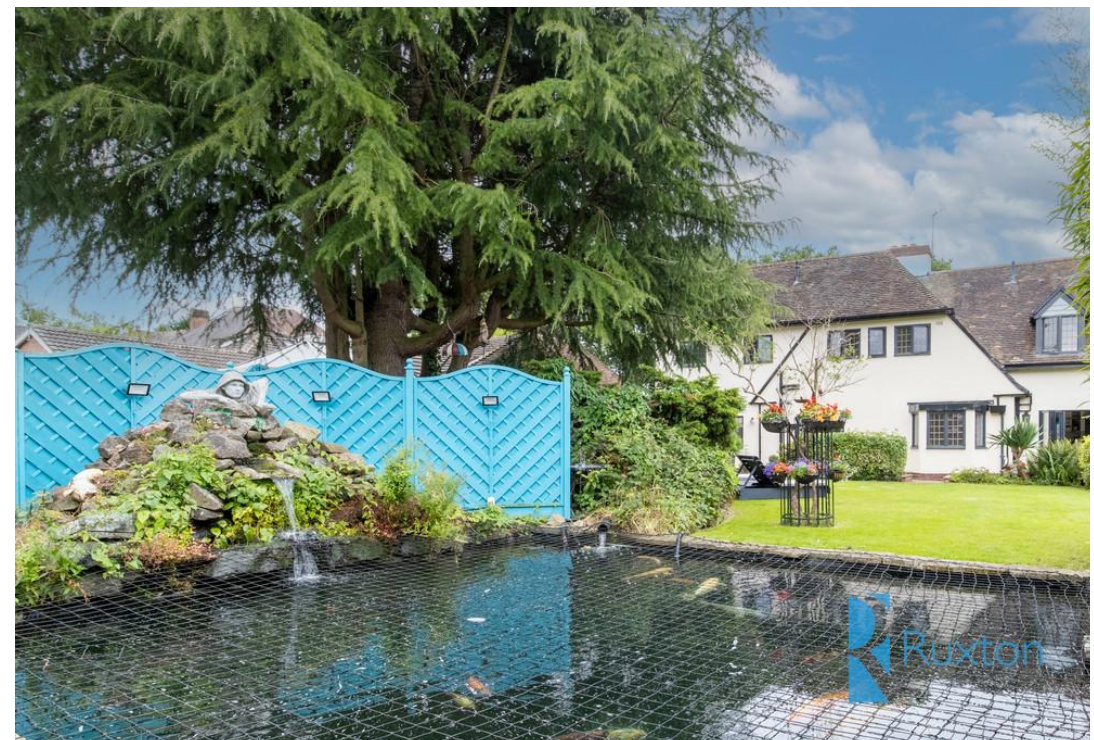
 Ruxton

FIVE BEDROOM UNIQUE CHARACTER RESIDENCE WITH SELF CONTAINED THREE BEDROOM ANNEXE

- Character Family Residence with Separate Annexe
- Substantial Plot
- Eight Bedrooms & Three Bathrooms
- Five Reception Rooms
- Superb Landscaped Garden with Outbuildings
- Easy Walking Distance to Railway Station
- Sought After Semi Rural Location
- Large Driveway & Garage

ACCOMMODATION

A rare opportunity to acquire this substantial, unique character residence situated in sought after semi rural location, close to the renowned Earlswood Lakes and within easy walking distance of the local train station. The property occupies a substantial plot and benefits from having its own self contained three bedroom annexe. The excellent family living accommodation briefly comprises; reception hall, dining room, lounge, family room, breakfast room, breakfast kitchen, guest cloakroom/wc, first floor landing, five bedrooms, family bathroom/wc, bathroom, separate wc, Annexe, large open plan lounge and kitchen area, first floor landing, three bedrooms, family bathroom/wc, large driveway, garage and superb landscaped rear garden featuring, Koi pool, bar with internal and external seating, play ground and extensive lawned areas, mature shrubs and trees.



RECEPTION HALL

DINING ROOM

15' 6" x 11' 6" (4.72m x 3.51m)

LOUNGE

20' 0" x 10' 10" (6.1m x 3.3m)

FAMILY ROOM

12' 10" x 12' 0" (3.91m x 3.66m)

BREAKFAST ROOM

10' 5" x 11' 9" (3.18m x 3.58m)

BREAKFAST KITCHEN

18' 7" x 10' 10" (5.66m x 3.3m)

SEPARATE WC

FIRST FLOOR LANDING

BEDROOM ONE

14' 0" x 11' 5" (4.27m x 3.48m)

BEDROOM TWO

13' 0" x 9' 2" max (3.96m x 2.79m)

BEDROOM THREE

12' 4" x 10' 9" (3.76m x 3.28m)

BEDROOM FOUR

11' 10" x 11' 2" (3.61m x 3.4m)

BEDROOM FIVE

10' 0" x 7' 7" (3.05m x 2.31m)

FAMILY BATHROOM/WC

BATHROOM AND SEPARATE WC

ANNEXE

OPEN PLAN LOUNGE/KITCHEN AREA

24' 3" x 13' 5" max 10' 2" min (7.39m x 4.09m 3.1m) stairs to:

FIRST FLOOR LANDING

BEDROOM ONE

13' 8" max x 12' 2" (4.17m x 3.71m)

BEDROOM TWO

8' 3" x 8' 2" (2.51m x 2.49m)

BEDROOM THREE

8' 4" x 8' 0" (2.54m x 2.44m)

BATHROOM/WC

OUTSIDE

LARGE SWEEPING DRIVE

GARAGE

SUPERB LANDSCAPE REAR GARDENS

an array of outbuildings, playground area, koi pool









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Asking Price Of £1,500,000

TENURE:

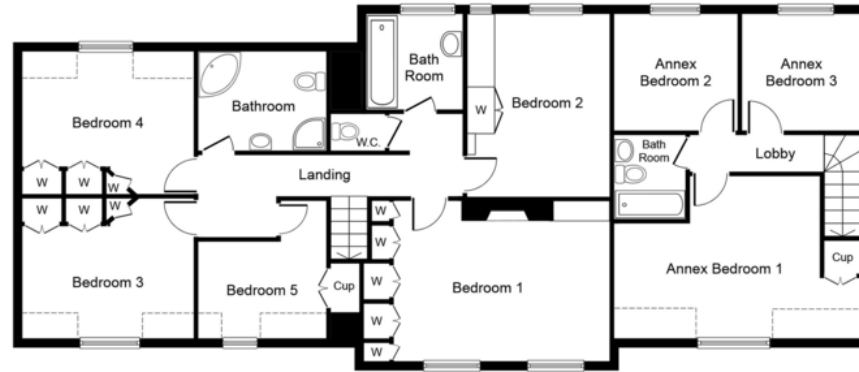
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

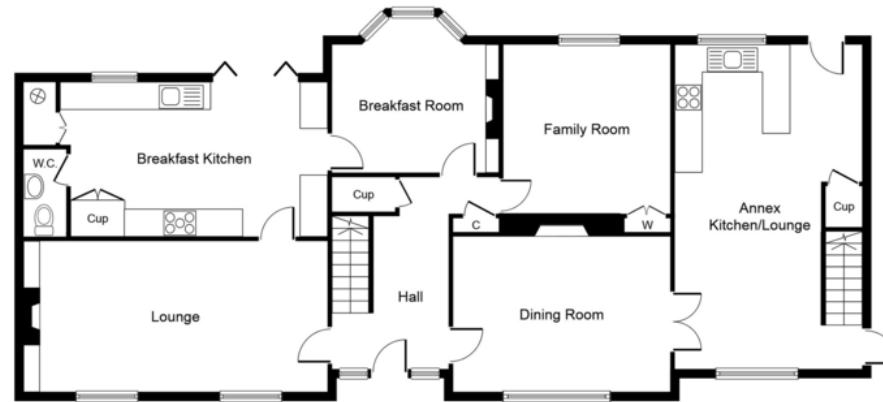
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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict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



First Floor



Ground Floor

Approx. Gross Internal Floor Area 2,779 sq. ft. (258.2 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		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			