



6 BERKSWELL CLOSE, SOLIHULL, B91 2EH

ASKING PRICE OF £575,000

EPC: D Council Tax Band: E



### Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Bungalow
- Three Bedrooms & Two Bathrooms
- Lounge & Dining Room
- Breakfast Kitchen & Utility Room
- Further Scope for Development (STPP)
- Corner Plot Position
- Cul De Sac Position
- Double Garage & In & Out Driveway



A three bedroom detached dormer style bungalow occupying a corner plot position within a sought after location. The property is in need of some modernisation but enjoys a cul de sac position and has further scope for development (STPP). The excellent living accommodation briefly comprises; entrance porch, entrance hall, dining room opening to a large lounge area, breakfast kitchen, utility room, two bedrooms, family bathroom/wc, first floor, third bedroom with en suite shower room/wc, attic room, In & out driveway, detached double garage and enclosed rear garden. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



#### ENCLOSED ENTRANCE PORCH

#### ENTRANCE HALL

**DINING ROOM** 12' 5" x 11' 0" (3.78m x 3.35m)

opening to:

**LARGE LOUNGE AREA** 17' 3" x 14' 0" max x 12.5 min (5.26m x 4.27m x 3.78)

**BREAKFAST KITCHEN** 13' 2" x 8' 10" (4.01m x 2.69m)

**UTILITY ROOM** 11' 0" x 6' 5" (3.35m x 1.96m)

built in store cupboard

**BEDROOM ONE** 11' 0" x 10' 5" front of wardrobe (3.35m x 3.18m)

built in wardrobes

**BEDROOM TWO** 10' 5" x 9' 1" (3.18m x 2.77m)

fitted wardrobes

#### FAMILY BATHROOM/WC

#### FIRST FLOOR LANDING

**MASTER BEDROOM** 12' 1" max 6' 2" min x 16' 1" max 10' 4" min (3.68m 1.88m x 4.9m 3.15m)

with ensuite shower room/wc and fitted wardrobes

**ATTIC ROOM** with light over and also houses the central heating boiler

#### IN AND OUT DRIVEWAY TO THE FRONT

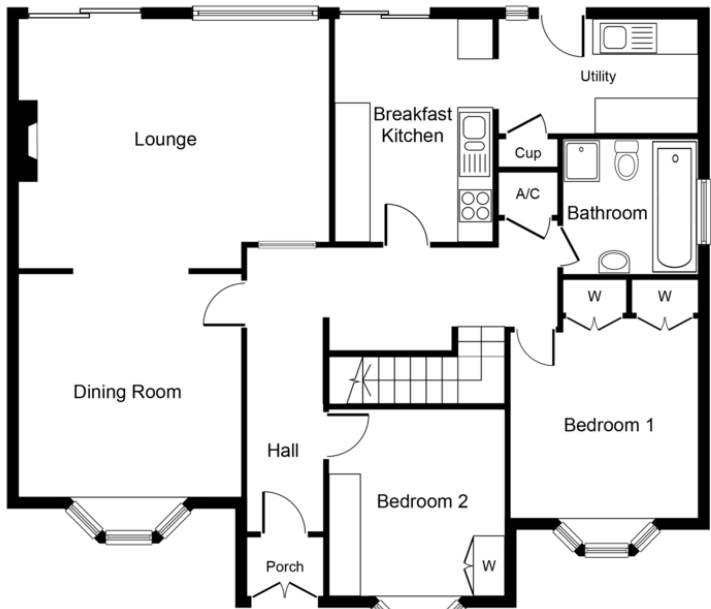
#### ENCLOSED REAR GARDEN

**DOUBLE DETACHED GARAGE TO REAR** 18' 5" x 16' 9" (5.61m x 5.11m)

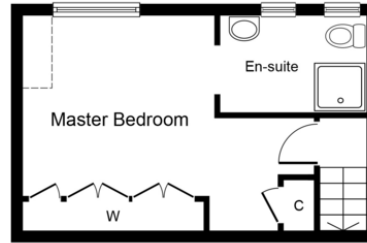


*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





**Ground Floor**




**First Floor**

**Approx. Gross Internal Floor Area 1,362 sq. ft. (126.6 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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