

64 Seven Star Road

Solihull, B91 2BY





LARGE FOUR BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Four Bedrooms + Two Bathrooms
- Lounge & Dining Room
- Breakfast Kitchen
- Further Scope for Development (STPP)
- Superb Rear Garden
- Utility Room & Separate Wc
- Double Garage & Driveway
- Sought After Location
- Garden Room

ACCOMMODATION

A fantastic opportunity to acquire a large four bedroom detached family residence with further scope for development (STPP) situated in a sought after location. The excellent living accommodation briefly comprises; entrance porch, reception hall, guest cloakroom, dual aspect lounge, dining room, breakfast kitchen, utility room, garden room, first floor landing, four bedrooms, bathroom/wc, shower room/wc, fore garden, driveway, double garage and superb rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DUAL ASPECT LOUNGE

22' 8" x 11' 10" (6.91m x 3.61m)

DINING ROOM

12' 1" x 10' 9" (3.68m x 3.28m)

BREAKFAST KITCHEN

15' 7" x 9' 10" (4.75m x 3m)

UTILITY ROOM

**16' 4" x 7' 5" max 7' 0" min (4.98m
x 2.26m 2.13m)**

GARDEN ROOM

11' 7" x 8' 2" (3.53m x 2.49m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 10" x 10' 4" (4.83m x 3.15m)

BEDROOM TWO

12' 3" x 11' 9" (3.73m x 3.58m)

BEDROOM THREE

12' 4" x 10' 10" (3.76m x 3.3m)

BEDROOM FOUR

9' 10" x 9' 10" (3m x 3m)

BATHROOM/WC

SHOWER ROOM/WC

FORE GARDEN

DRIVEWAY

DOUBLE GARAGE

**21' 0" max 17' 8" min x 16.8
(6.4m 5.38m x 5.08m)**

SUPERB ENCLOSED REAR GARDEN





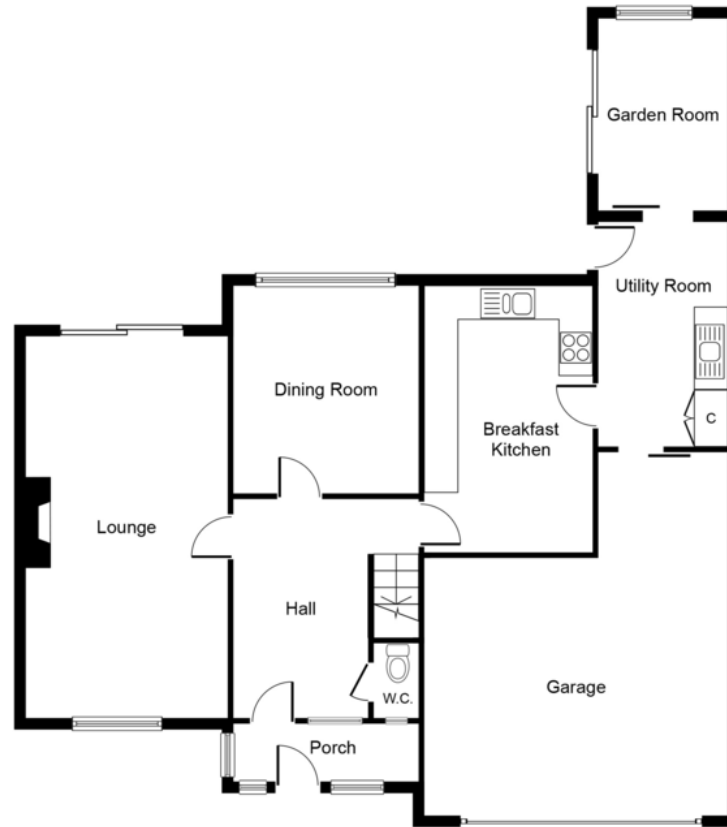




Asking Price Of £649,950

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 2,030 sq.ft. (188.6 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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Floorplan – For identification purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			