

# 55 Birchy Close

*Solihull, B90 1QL*





## ***FOUR/FIVE DOUBLE BEDROOM DETACHED RESIDENCE***

- Detached Family Residence
- Four/Five Bedrooms & Three Bathrooms
- Spacious Lounge with Inglenook Fireplace
- Superb Modern Dining Breakfast Kitchen
- Semi Rural Sought After Location
- Private Road
- Tudor Grange School Catchment (verification is recommended)
- Open Views to the Rear
- Double Garage & In & Out Driveway
- Family Room & Study

### **ACCOMMODATION**

A rare opportunity to acquire this beautifully presented, spacious four/five double bedroom detached residence situated in a sought after area with open views to the rear. The property offers excellent family living accommodation which briefly comprises; enclosed entrance porch, L shaped reception hall, guest doakroom/wc, study, large living room with inglenook fireplace, family room/bedroom five with en suite shower room/wc, superb modern fitted dining kitchen, galleried landing, master bedroom with en suite shower room/wc, three further double bedrooms, family bathroom/wc, in and out driveway, double garage and good sized enclosed rear garden with open views. Internal viewing is highly recommended.



**ENCLOSED ENTRANCE PORCH**

**L SHAPED RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**STUDY**  
10' 1" x 6' 8" (3.07m x 2.03m)

**LARGE LIVING ROOM**  
19' 1" x 15' 10" (5.82m x 4.83m)  
with inglenook fireplace

**FAMILY ROOM/BEDROOM FIVE**  
13' 2" into bay x 13' 2" (4.01m x 4.01m)

**EN SUITE SHOWER ROOM/WC**

**MODERN FITTED DINING KITCHEN**  
27' 0" x 12' 7" (8.23m x 3.84m)

**GALLERIED LANDING**

**MASTER BEDROOM**  
14' 3" to back of wardrobes x 13' 1" (4.34m x 3.99m) with fitted wardrobes

**EN SUITE SHOWER ROOM**

**BEDROOM TWO**  
14' 3" to back of wardrobes x 13' 1" (4.34m x 3.99m) with fitted wardrobes

**BEDROOM THREE**  
13' 1" x 10' 10" (3.99m x 3.3m)  
with walk-in wardrobe with light over

**BEDROOM FOUR**  
13' 2" x 11' 0" max (4.01m x 3.35m)

**FAMILY BATHROOM/WC**

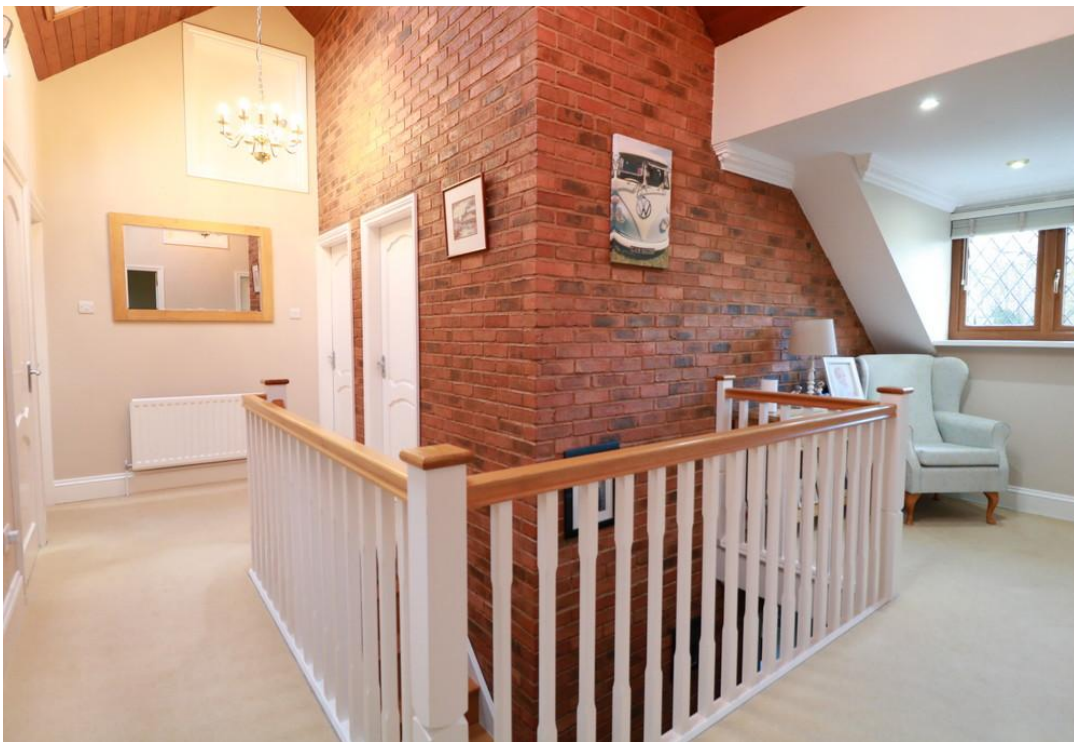
**IN AND OUT DRIVEWAY**

**DOUBLE GARAGE**  
16' 7" x 15' 5" (5.05m x 4.7m)

**GOOD SIZED ENCLOSED REAR GARDEN**  
with open views





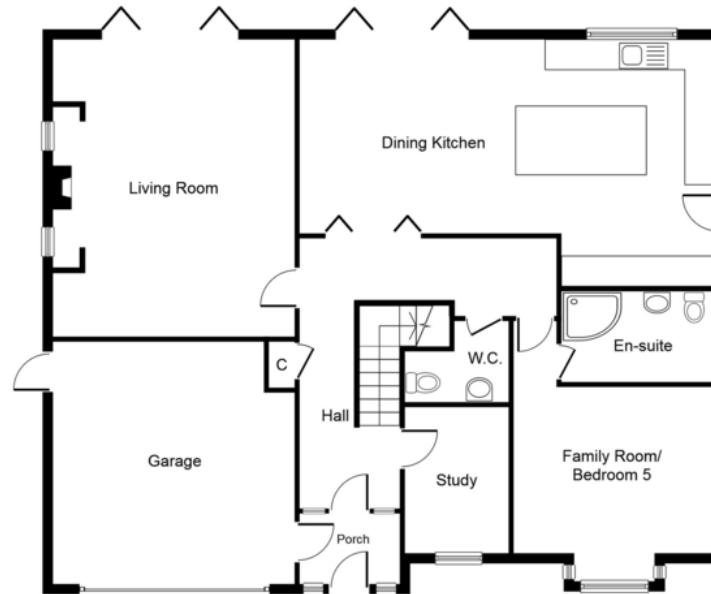




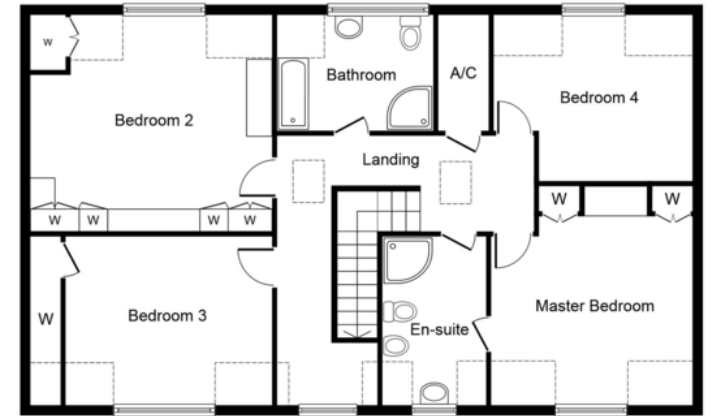
**Asking Price Of £975,000**

**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 2,596 sq. ft. (241.1 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>	75	80
(55-68)	<b>D</b>		
(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			