

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

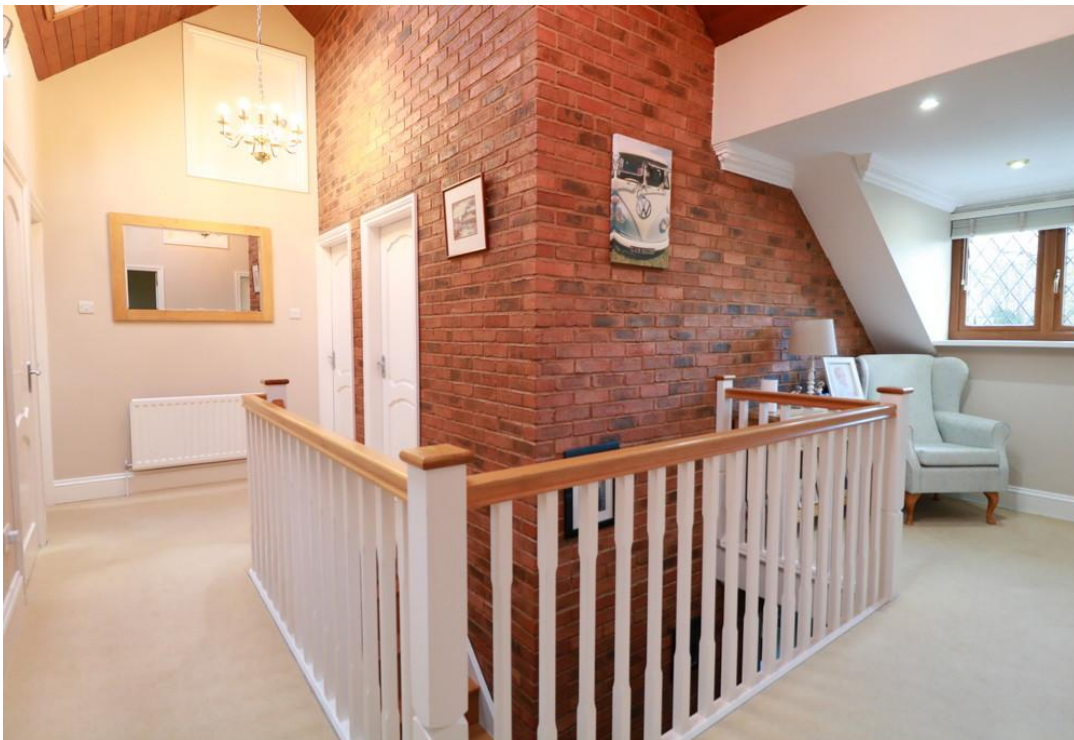
IN AND OUT DRIVEWAY

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

GOOD SIZED ENCLOSED REAR GARDEN
with open views





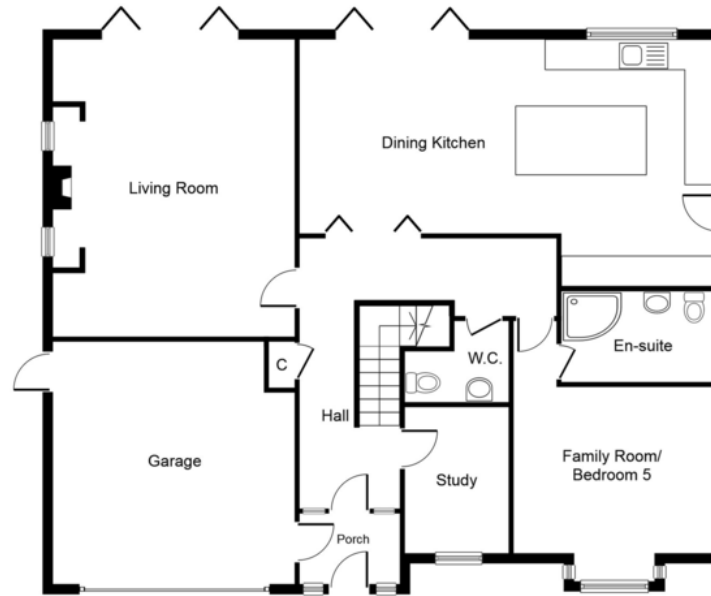




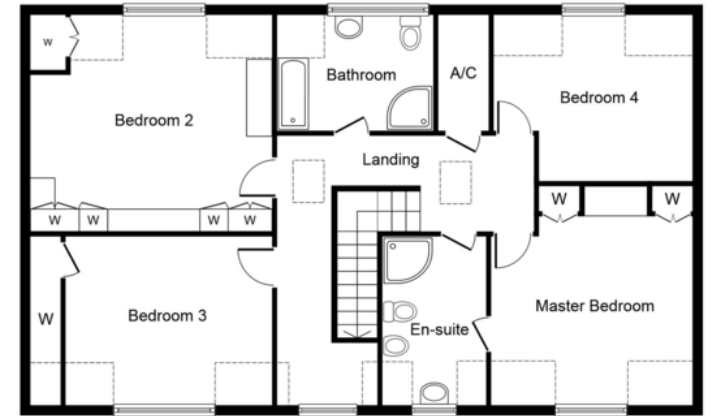
Offers In Region Of £880,000

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	80
(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			