

165 Streetsbrook Road

Solihull, B90 3PG





THREE BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE

- Extended Semi Detached Residence
- Three Bedrooms
- Spacious Lounge
- Further Scope for Development (STPP)
- Large Dining Kitchen & Sitting Room
- Garage & Large Driveway
- Superb Rear Garden with Great Aspect
- Utility Room, Covered Side Walkway & Separate Wc
- Double Glazing & Gas Central Heating
- No Upward Chain

ACCOMMODATION

An extended three bedroom traditional style semi detached residence with further scope for development (STPP) situated in a sought after location. The property offers both double glazing and gas central heating. The excellent family living accommodation briefly comprises; entrance porch, entrance hall, lounge, sitting room area opening to large dining kitchen, utility room, covered side walkway, separate wc, first floor landing, three bedrooms, bathroom/wc, fore garden, large driveway, garage and superb rear garden with great rear aspect. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



ENTRANCE PORCH

ENTRANCE HALL

understairs storage cupboard

LOUNGE

14' 3" x 11' 1" (4.34m x 3.38m)

SITTING ROOM AREA

13' 3" x 10' 10" (4.04m x 3.3m)

opening to:

DINING KITCHEN

20' 1" x 9' 1" (6.12m x 2.77m)

UTILITY AREA

9' 10" x 6' 3" (3m x 1.91m)

FIRST FLOOR LANDING

BEDROOM ONE

14' 3" x 11' 3" back of wardrobe
(4.34m x 3.43m)

BEDROOM TWO

13' 1" x 11' 3" back of wardrobe
(3.99m x 3.43m)

BEDROOM THREE

8' 6" x 5' 10" (2.59m x 1.78m)

BATHROOM/WC

FORE GARDEN

LONG DRIVEWAY

GARAGE

16' 5" x 6' 4" (5m x 1.93m) with
remote controlled roller doors

COVERED SIDE WALKWAY

with storage cupboard, access to
the garage

SEPARATE WC

SUPERB ENCLOSED REAR GARDEN

with open views to the rear





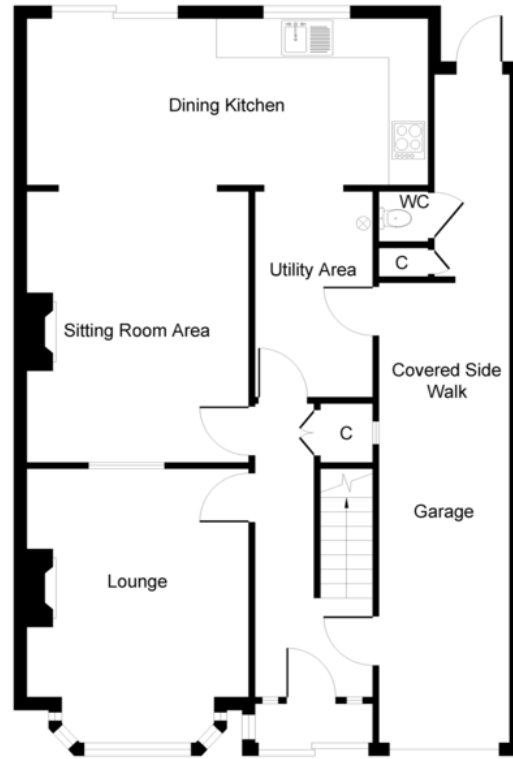




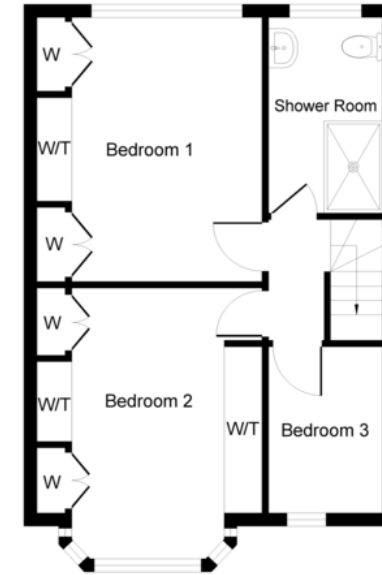
Asking Price Of £389,950

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 1313 sq. ft. (122.00 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Floorplan – For identification purposes only

Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100



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		83
(69-80)	C		
(55-68)	D	82	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			