

10 Woodfield Road

Solihull, B91 2DW





FIVE BEDROOM DETACHED RESIDENCE

- Extended Detached Family Residence
- Five Bedrooms & Three Bathrooms
- Spacious Lounge, Family Room & Study
- Superb Dining Kitchen
- Sought After Location
- Double Garage & Driveway
- Utility Room & Separate WC
- Master Bedroom with Dressing Room, Walk In Wardrobe & En-Suite
- Landscaped Rear Garden

ACCOMMODATION

An extended beautifully presented five bedroom detached residence situated in a sought after location. The excellent family living accommodation briefly comprises; reception hall, study, family room, extended lounge, superb dining kitchen, utility room, guest wc, side veranda, first floor landing, bedroom with en-suite shower room/wc, three further bedrooms, family bathroom/wc, second floor, master bedroom with dressing area, walk in wardrobe and en-suite shower room/wc, driveway, double garage and enclosed landscaped rear garden.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

STUDY

5' 9" x 5' 4" (1.75m x 1.63m)

FAMILY ROOM

14' 10" x 10' 0" (4.52m x 3.05m)

EXTENDED LOUNGE

24' 0" x 12' 8" (7.32m x 3.86m)

DINING/KITCHEN

**22' 2" max 12' 4" min x 15' 8" max
9' 7" min (6.76m 3.76m x 4.78m
2.92m)**

UTILITY ROOM

GUEST CLOAKROOM/WC

COVERED SIDE WALKWAY

LARGE FIRST FLOOR LANDING

BEDROOM ONE

12' 6" x 11' 8" (3.81m x 3.56m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM THREE

12' 1" x 8' 10" (3.68m x 2.69m)

BEDROOM FOUR

10' 10" x 7' 8" (3.3m x 2.34m)

SECOND FLOOR LANDING

MASTER BEDROOM

15' 4" x 11' 2" (4.67m x 3.4m)

DRESSING AREA

WALK IN WARDROBE

EN-SUITE SHOWER ROOM/WC

LARGE DRIVEWAY

DOUBLE GARAGE

16' 1" x 14' 0" (4.9m x 4.27m)

**ENCLOSED LANDSCAPED REAR
GARDEN**









***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.
This is a draft copy only, therefore, we cannot confirm their accuracy.

Asking Price Of £735,000

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)

Ruxton Independent Estate Agents & Valuers LLP

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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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			