



# 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 ensuite shower room/wc, driveway, double garage and enclosed landscaped rear garden.





ENCLOSED ENTRANCE PORCH EN-SUITE SHOWER ROOM/WC

RECEPTION HALL BEDROOM TWO

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

5' 9" x 5' 4" (1.75m x 1.63m) BEDROOM THREE 12' 1" x 8' 10" (3.68m x 2.69m)

**STUDY** 

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

**EXTENDED LOUNGE** 

**BEDROOM ONE** 

FAMILY ROOM

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

**BEDROOM FOUR** 

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

DINING/KITCHEN MASTER BEDROOM
22' 2" max 12' 4" min x 15' 8" max 15' 4" x 11' 2" (4.67m x 3.4m)

9' 7" min (6.76m 3.76m x 4.78m 2.92m) DRESSING AREA

UTILITY ROOM WALK IN WARDROBE

GUEST CLOAKROOM/WC EN-SUITE SHOWER ROOM/WC

COVERED SIDE WALKWAY LARGE DRIVEWAY

LARGE FIRST FLOOR LANDING DOUBLE GARAGE

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

12' 6" x 11' 8" (3.81m x 3.56m) ENCLOSED LANDSCAPED REAR GARDEN













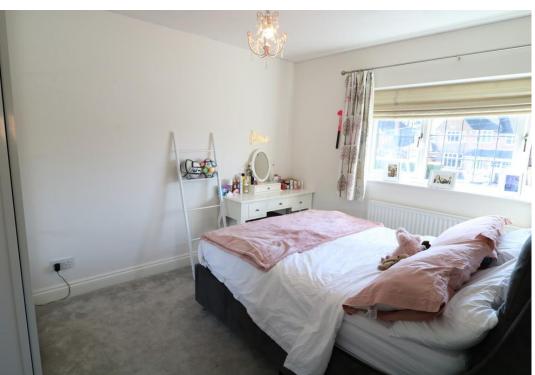
















### \*\*\* DRAFT DETAILS \*\*\*

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
6 The Square, Solihull
B91 3RB
0121 704 0100





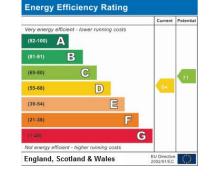
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such dry 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





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.