

10 Stoneythorpe Close

Solihull, B91 3XD





FOUR BEDROOM SEMI DETACHED RESIDENCE

- Extended Semi Detached Residence
- Four Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre
- Superb Dining Kitchen
- Spacious Lounge
- Utility Room & Separate WC
- Part Garage/Store
- Family Bathroom
- Cul de Sac Position

ACCOMMODATION

An extended four bedroom semi detached residence enjoying a cul de sac position within a sought after convenient location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; entrance hall, guest cloakroom/wc, lounge, superb dining kitchen, utility area, store/part garage, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, driveway and enclosed rear garden.



RECEPTION HALL

GUEST CLOAKROOM/WC

LOUNGE

14' 5" x 12' 9" max (4.39m x 3.89m)

SUPERB DINING/KITCHEN

25' 0" x 10' 2" (7.62m x 3.1m)

UTILITY ROOM

7' 8" x 7' 6" (2.34m x 2.29m)

PART GARAGE/STORE

10' 7" x 8' 3" (3.23m x 2.51m)

FIRST FLOOR LANDING

MASTER BEDROOM

18' 2" x 8' 0" (5.54m x 2.44m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

14' 8" x 8' 4" (4.47m x 2.54m)

BEDROOM THREE

10' 1" x 9' 3" (3.07m x 2.82m)

BEDROOM FOUR

9' 6" x 7' 4" (2.9m x 2.24m)

FAMILY BATHROOM/WC

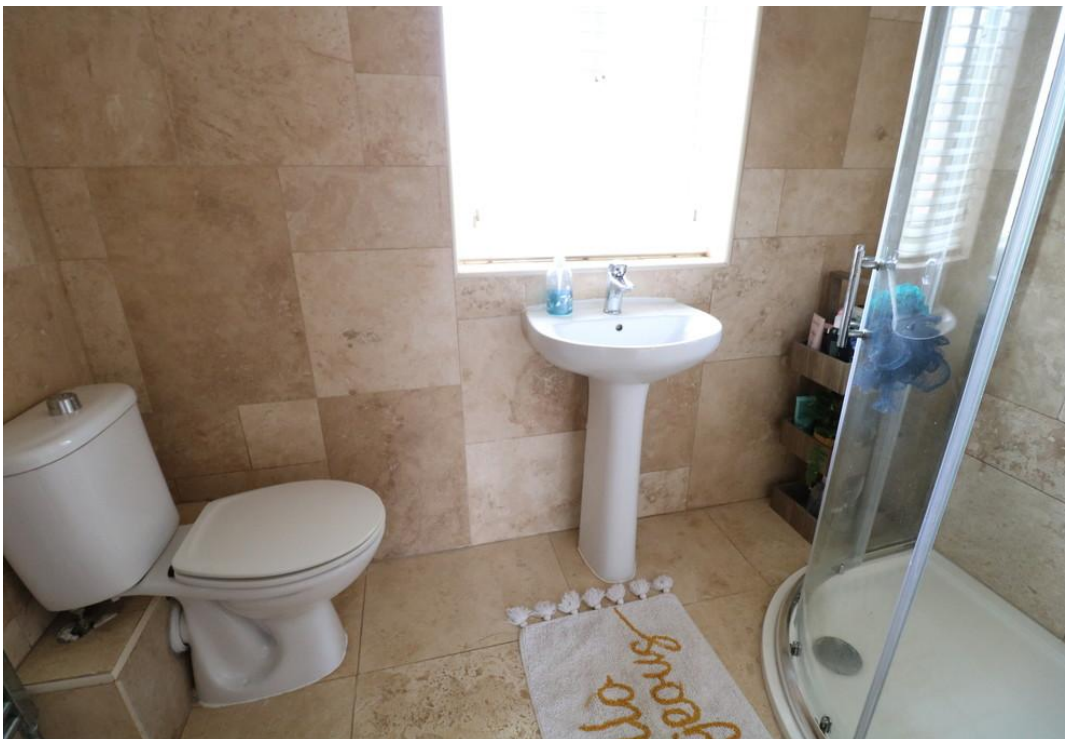
DRIVEWAY

FORE GARDEN

ENCLOSED REAR GARDEN





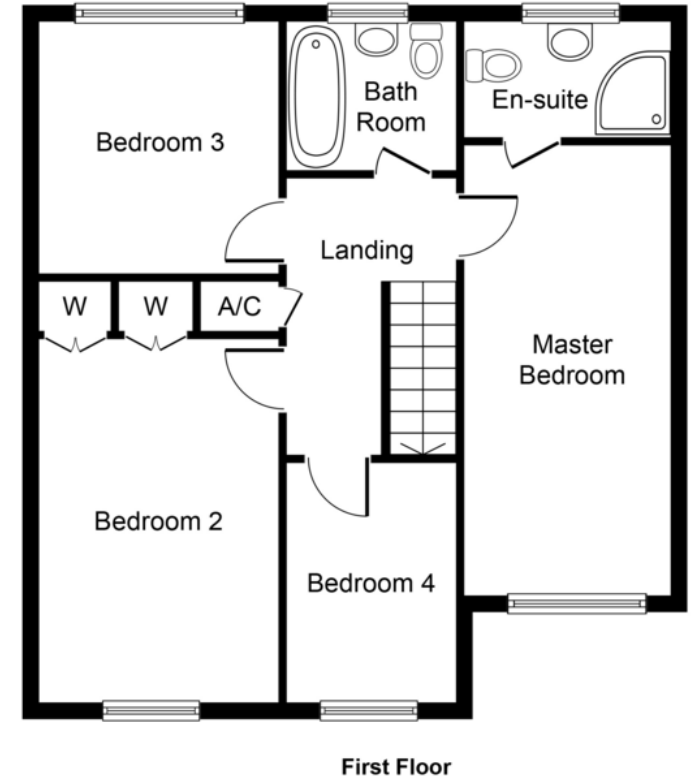
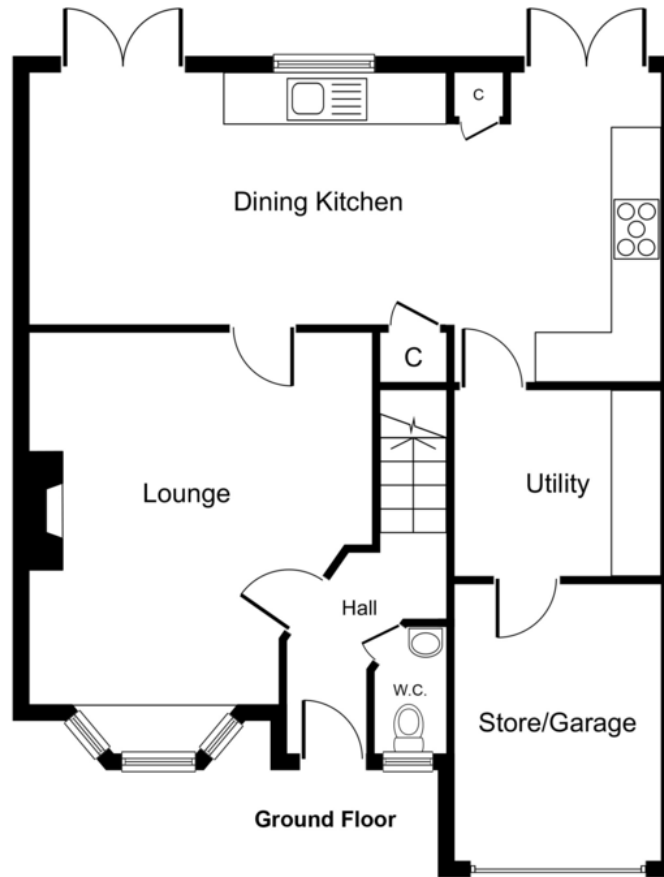




Asking Price Of £499,950

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)



Approx. Gross Internal Floor Area 1,346 sq. ft. (125.1 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		81
(69-80)	C	71	
(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			