

405 Clay Lane

Birmingham, B26 1ET





THREE/FOUR BEDROOM DETACHED RESIDENCE

- Splendid Period Style Detached Residence
- Internal Inspection Essential
- Three/Four Bedrooms
- Three Bathrooms
- Wonderful Open Plan Family Room
- Sitting Room
- Fitted Breakfast Kitchen
- Beautiful Landscaped Rear Garden
- Driveway Parking
- Central Heating & Double Glazing

ACCOMMODATION

Offering spacious living quarters this well-presented period style three/four bedroom detached residence comes equipped with double glazing, central heating, underfloor heating, central sound system, beautiful landscaped garden bar/reception area. In addition, the accommodation includes three bathrooms, generous sized family room and luxury family bathroom. Truly wonderful living areas provide versatile accommodation to include sitting room, family room, fitted open plan kitchen, utility room with bathroom, master bedroom with wet room and additional dressing room offering occasional bedroom use, luxury family bathroom, splendid, landscaped rear garden and driveway parking to the front. We strongly urge internal viewing to fully appreciate the accommodation on offer.



LOUNGE

21' 8" x 13' 5" (6.6m x 4.09m)

FAMILY ROOM

21' 9" x 20' 2" (6.63m x 6.15m)

includes bi-fold doors opening onto rear garden.

KITCHEN

14' 1" x 9' 1" (4.29m x 2.77m)

UTILITY ROOM

8' 0" x 5' 6" (2.44m x 1.68m) door leading into:

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

FIRST FLOOR LANDING**MASTER BEDROOM**

14' 10" x 13' 0" (4.52m x 3.96m)

offering access to a splendid terrace/balcony area and door leading into:

EN-SUITE WET ROOM

DRESSING ROOM/OCCASIONAL BEDROOM FOUR

10' 8" x 6' 9" (3.25m x 2.06m)

BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.66m)

BEDROOM THREE

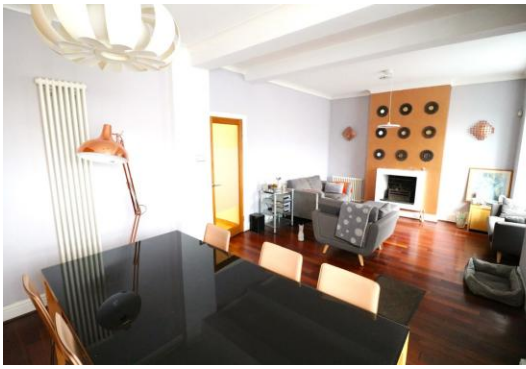
12' 0" x 11' 0" (3.66m x 3.35m)

FAMILY BATHROOM

9' 10" x 8' 9" (3m x 2.67m)

LANDSCAPED REAR GARDEN







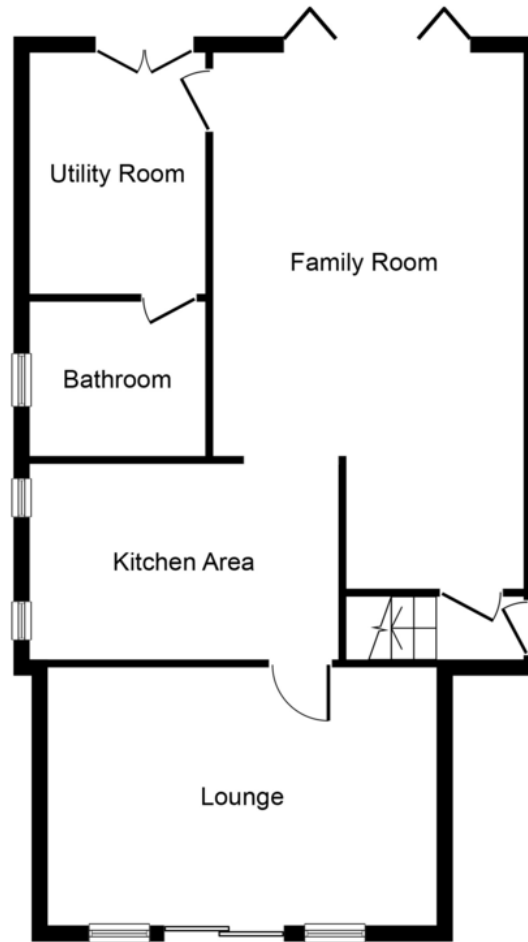
Asking price of £479,950

TENURE:

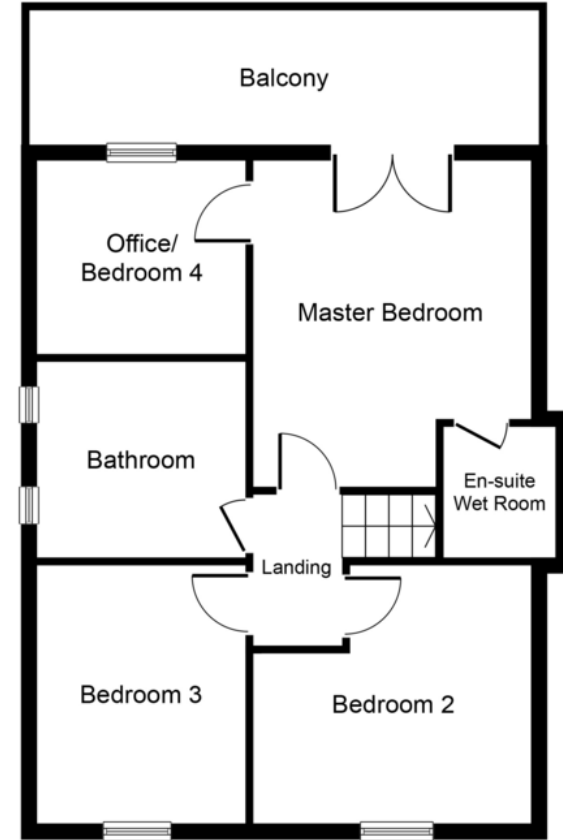
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100



Ground Floor



First Floor

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



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		79
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			