

4 Merrington Close

Solihull, B91 3XF





FOUR BEDROOM DETACHED FAMILY RESIDENCE

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre & Train Station
- Spacious Lounge & Dining Room
- Cul de Sac Position
- Breakfast Kitchen
- Double Garage & Driveway
- Landscaped Rear Garden
- Guest Cloakroom/wc

ACCOMMODATION

A well presented four bedroom detached family residence enjoying a cul de sac position within a sought after location. The excellent living accommodation briefly comprises; reception hall, guest cloakroom/wc, dining room, spacious lounge with Inglenook fireplace, conservatory, breakfast kitchen, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, double garage and good size enclosed rear garden.



RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM

10' 9" x 9' 10" (3.28m x 3m)

SPACIOUS LOUNGE

21' 0" x 11' 7" (6.4m x 3.53m) with
feature inglenook fireplace

CONSERVATORY

12' 5" x 9' 6" (3.78m x 2.9m)

BREAKFAST KITCHEN

12' 2" x 11' 10" (3.71m x 3.61m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 3" x 10' 0" (4.65m x 3.05m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3m)

BEDROOM THREE

12' 10" x 7' 8" (3.91m x 2.34m)

BEDROOM FOUR

8' 7" x 7' 7" (2.62m x 2.31m)

FAMILY BATHROOM/WC

FORE GARDEN

DRIVEWAY

DOUBLE GARAGE

18' 4" x 16' 8" (5.59m x 5.08m)

with remote controlled doors,
water supply, power supply,
lighting and roof storage space

**GOOD SIZE ENCLOSED REAR
GARDEN**



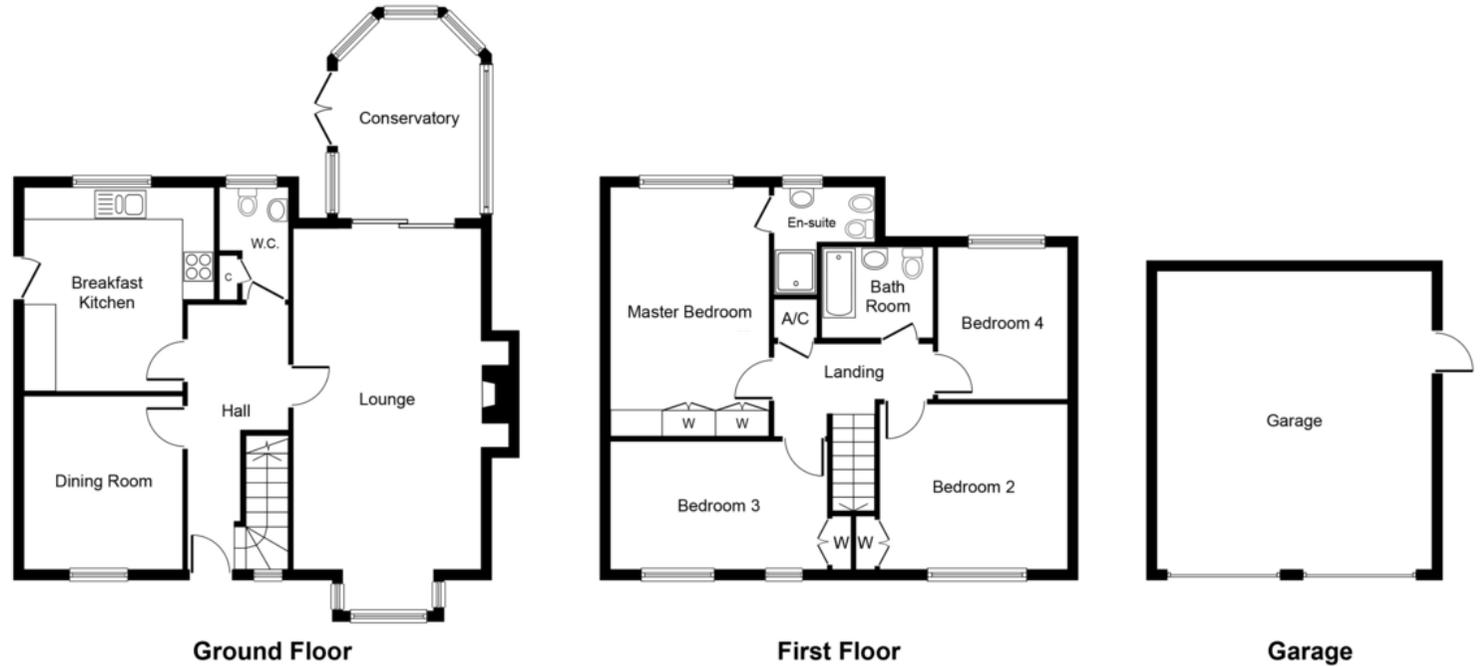






Asking Price Of £685,000

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)



Approx. Gross Internal Floor Area 1,714 sq. ft. (159.3 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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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			