

50 Stonor Park Road

Solihull, B91 1EG





FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE

- Extended Traditional Style Semi Detached Residence
- Four Bedrooms & Luxury Fitted Family Bathroom/wc
- Superb Modern Fitted Breakfast Kitchen
- Walking Distance of Solihull Town Centre & Railway Station
- Prime Solihull Location
- Amazing Rear Garden
- Garage & Driveway
- Sitting Room & Large Dining Room
- Utility Room & Guest Cloakroom/Wc

ACCOMMODATION

An extended beautifully presented four bedroom traditional style semi detached residence situated within a prime Solihull location within walking distance of Solihull town centre and railway station. The excellent family living accommodation briefly comprises; open entrance porch, reception hall, sitting room, large dining area, superb modern fitted breakfast kitchen, utility room, guest cloakroom/wc, first floor landing, four bedroom, luxury fitted family bathroom/wc, good size driveway, garage and amazing rear garden.

Underfloor heating throughout the rear ground floor and sound proofing to the entire party wall.



OPEN ENTRANCE PORCH

RECEPTION HALL

SITTING ROOM

15' 8" into bay x 11' 8" (4.78m x 3.56m)

LARGE DINING AREA

24' 3" x 10' 3" (7.39m x 3.12m)
opening to:

**SUPERB MODERN FITTED
BREAKFAST KITCHEN**

15' 4" x 14' 10" (4.67m x 4.52m)

UTILITY ROOM

6' 10" x 6' 7" (2.08m x 2.01m)

GUEST CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE

16' 3" x 10' 6" (4.95m x 3.2m)

BEDROOM TWO

12' 5" x 11' 7" max (3.78m x 3.53m)

BEDROOM THREE

14' 7" restricted head room x 9' 0"
(4.44m x 2.74m)

BEDROOM FOUR

14' 7" x 7' 9" (4.44m x 2.36m)

**LUXURY MODERN FITTED FAMILY
BATHROOM**

LARGE DRIVEWAY

with an electric vehicle charging
point

GARAGE

15' 0" x 7' 4" (4.57m x 2.24m)

**SUPERB WELL STOCKED ENCLOSED
REAR GARDEN**

which is not directly overlooked









Asking Price Of £625,000

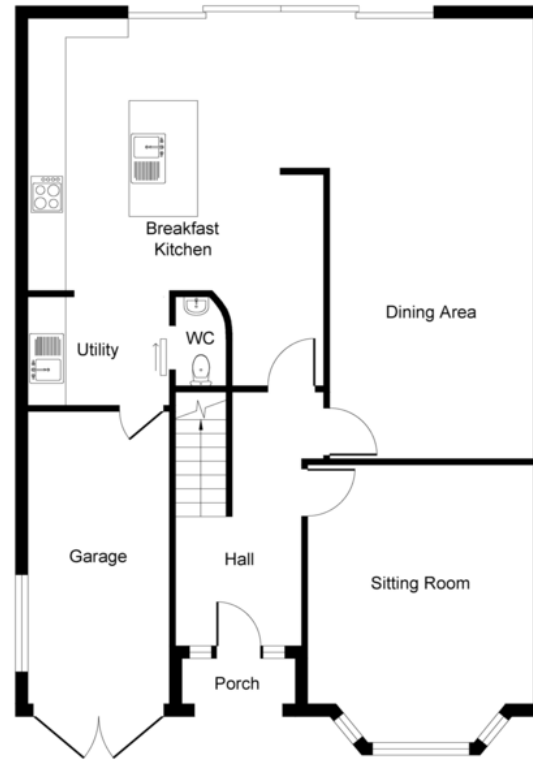
TENURE:

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)

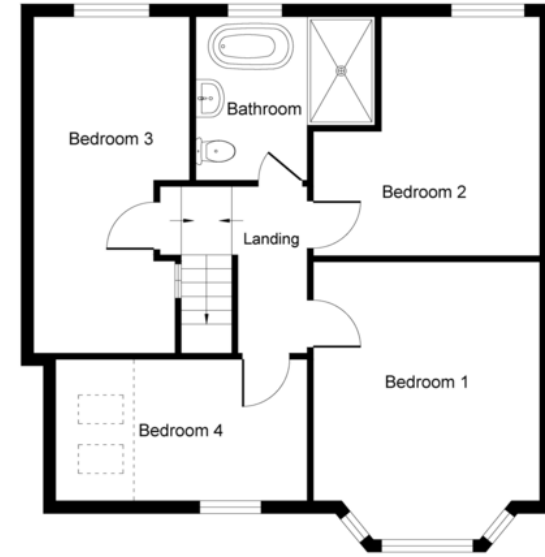
Ruxton Independent Estate Agents & Valuers LLP
 6 The Square, Solihull
 B91 3RB
 0121 704 0100



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.



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1609.92 sq. ft. (149.56 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.

Copyright V360 Ltd 2024 | www.houseviz.com

Floorplan – For identification purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			