

71 Lugtrout Lane

Solihull, B91 2SN





FOUR BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Corner Plot Position
- Further Scope for Development (STPP)
- Walking Distance of Solihull Town Centre
- Superb Breakfast Kitchen with Snug
- Spacious Lounge
- Conservatory & Study
- Garage & Driveway
- Guest Cloakroom/WC
- Gas Central Heating & Double Glazing

ACCOMMODATION

A beautifully presented four bedroom detached residence occupying a corner plot position within a sought after location close to Solihull town centre. The property has further scope for development (STPP) and offers excellent family living accommodation which briefly comprises; reception hall, guest cloakroom/wc, study, spacious lounge, conservatory, superb fitted breakfast kitchen with snug area, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, block paved driveway, garage and enclosed rear garden.



RECEPTION HALL

GUEST CLOAKROOM/WC

STUDY

10' 8" x 7' 8" (3.25m x 2.34m)

SPACIOUS LOUNGE

22' 5" x 11' 5" (6.83m x 3.48m)

CONSERVATORY

12' 6" x 12' 9" max (3.81m x 3.89m)

**SUPERB FITTED BREAKFAST
KITCHEN WITH SNUG AREA**

31' 2" max x 23' 8" max (9.5m x 7.21m)

FIRST FLOOR LANDING

MASTER BEDROOM

11' 8" x 11' 4" (3.56m x 3.45m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

10' 10" x 11' 5" (3.3m x 3.48m)

BEDROOM THREE

10' 10" x 8' 5" (3.3m x 2.57m)

BEDROOM FOUR

10' 9" x 7' 10" (3.28m x 2.39m)

FAMILY BATHROOM/WC

9' 1" x 6' 0" (2.77m x 1.83m)

FORE GARDEN

BLOCK PAVED DRIVEWAY

GARAGE

13' 9" x 9' 2" (4.19m x 2.79m)

ENCLOSED REAR GARDEN









Asking Price Of £525,000

TENURE:

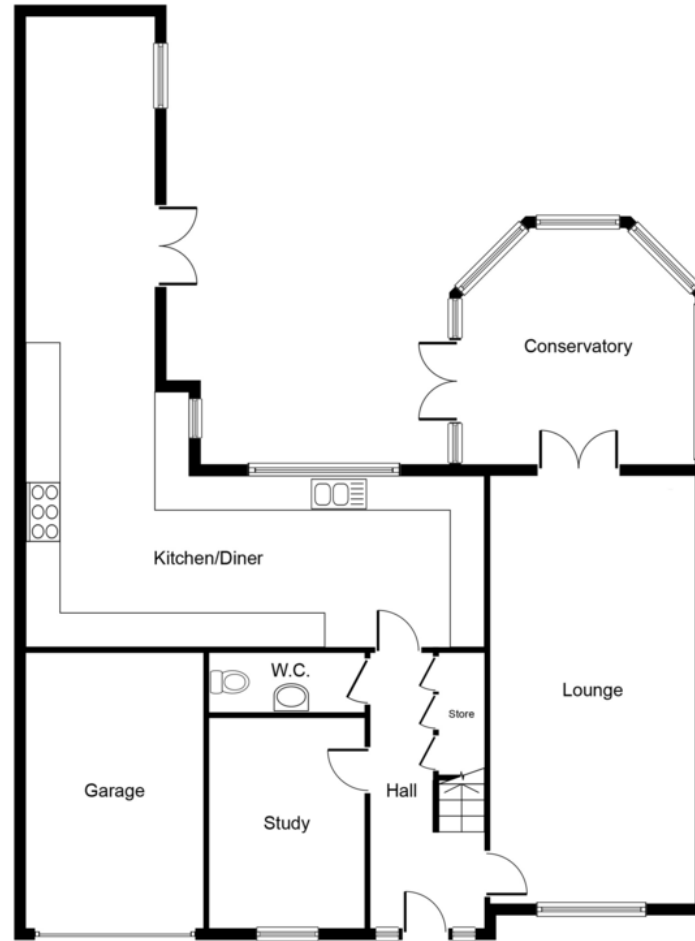
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

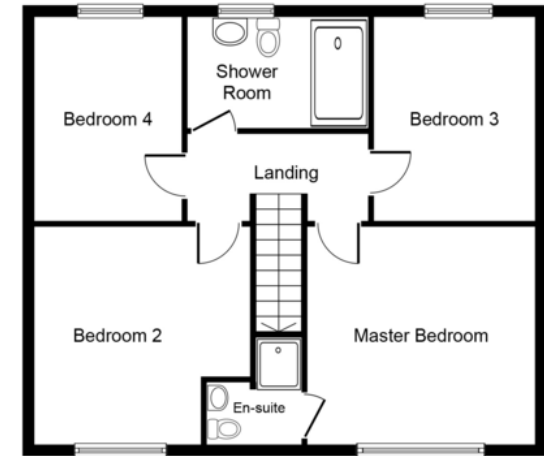
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Ground Floor



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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