



52 FERNDOWN ROAD, SOLIHULL, B91 2BA

ASKING PRICE OF £625,000

EPC: C Council Tax Band: F



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Superb Modern Fitted Breakfast Kitchen
- Sought After Location
- Conservatory
- Utility Room & Separate WC
- Garage & Driveway



A well presented four bedroom traditional style detached residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, dining room, lounge, conservatory, modern fitted breakfast kitchen, utility room, covered side walkway, first floor landing, master bedroom with en suite shower room/wc, three bedrooms, family bathroom/wc, driveway, garage and enclosed rear garden.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM 12' 0" x 12' 0" (3.66m x 3.66m)

LOUNGE 16' 2" x 12' 0" (4.93m x 3.66m)

CONSERVATORY 11' 9" x 9' 4" (3.58m x 2.84m)

MODERN FITTED BREAKFAST KITCHEN 15' 7" max x 12' 0" max (4.75m x 3.66m)

UTILITY ROOM 7' 3" x 6' 1" (2.21m x 1.85m)

COVERED SIDE WALKWAY

FIRST FLOOR LANDING

MASTER BEDROOM 16' 6" x 12' 0" back of wardrobe (5.03m x 3.66m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO 15' 7" max x 12' 0" max (4.75m x 3.66m)

BEDROOM THREE 12' 0" x 12' 0" (3.66m x 3.66m)

BEDROOM FOUR 9' 7" x 7' 1" (2.92m x 2.16m)

FAMILY BATHROOM/WC

LARGE DRIVEWAY

GARAGE

ENCLOSED REAR GARDEN

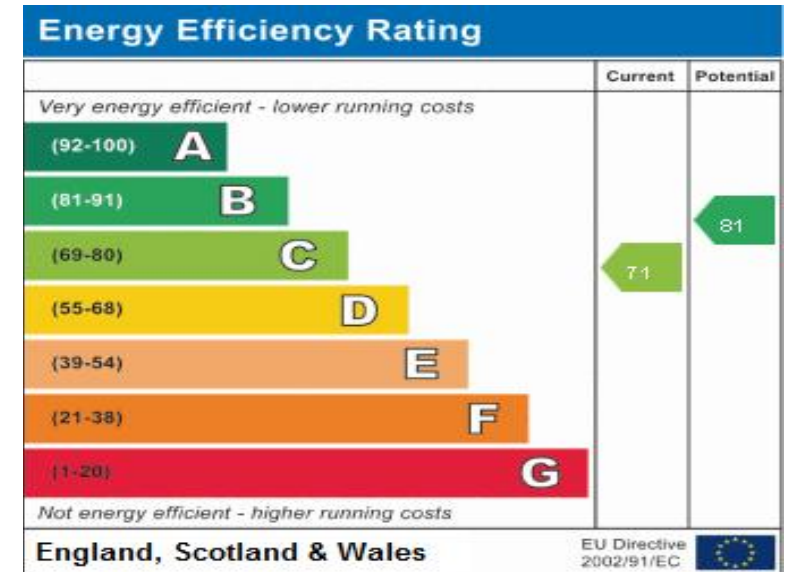


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Grpss Internal Floor Area 1,760 sq. ft. (163.5 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



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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).

Solihull 6 The Square, Solihull, West Midlands B91 3RB
T: 0121 704 0100 E: solihull@ruxtonproperty.co.uk

www.ruxtonproperty.co.uk



rightmove Zoopla.co.uk