



A SUBSTANTIAL FOUR BEDROOM DETACHED RESIDENCE

-Detached Family Residence

- -Four Bedrooms (Master En Suite)
- -Lounge & Dining Room
- -Further Scope for Development (STPP)
- -Prime Solihull Location
- -Cul de Sac Position
- -Backing Onto Woodland
- -Breakfast Kitchen
- -Fantastic Rear Garden
- -Utility Room & Guest Cloakroom/Wc

ACCOMMODATION

The property offers further scope for development (STPP) and benefits from excellent family living accommodation which briefly comprises; endosed entrance porch, reception hall, dining room, lounge, breakfast kitchen, utility room, boiler room, separate wc, first floor landing, master bedroom with dressing room and modem en suite shower room/wc, three further good size bedrooms, modern fitted family bathroom/wc, fore garden, driveway, garage and fantastic rear garden which is not directly overlooked.





EPC: D Coundi Tax Band: F

ENCLOSED ENTRANCE PORCH

RECEPTION HALL

DINING ROOM 13' 10" x 12' 0" (4.22m x 3.66m)

LIVING ROOM 17' 2" x 12' 0" (5.23m x 3.66m)

BREAKFAST ROOM 20' 2" x 7' 10" (6.15m x 2.39m)

KITCHEN AREA 11' 5" x 6' 10" (3.48m x 2.08m)

UTILITY ROOM & BOILER CUPBOARD

SEPARATE WC

COVERED SIDE WALKWAY

FIRST FLOOR LANDING

MASTER BEDROOM 17' 0" x 12' 0" (5.18m x 3.66m)

DRESSING ROOM 7' 8" x 7' 9" back of wardrobes (2.34m x 2.36m)

ENSUITE SHOWER ROOM/WC

BEDROOM TWO 13' 9" x 12' 0" (4.19m x 3.66m)

BEDROOM THREE 15' 6" x 8' 0" (4.72m x 2.44m)

BEDROOM FOUR 10' 10" x 6' 10" (3.3m x 2.08m)

FAMILY BATHROOM/WC

ATTIC ROOM

LARGE BLOCK PAVED DRIVEWAY

ENCLOSED REAR GARDEN

GARAGE 14' 0" x 8' 4" (4.27m x 2.54m)























Asking Price Of £750,000

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)

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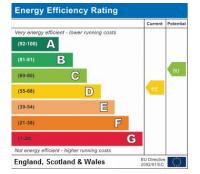




Approx. Gross Internal Floor Area 2,120 sq. ft. (197.0 sq. m.)

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. 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 2022 | www.houseviz.com

Floorplan – For identification purposes only





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