

22 St. Helens Road

*Solihull, B91 2DA*





## 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 modern 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.



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**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)**

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**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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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.



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.

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Floorplan – For identification purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		60
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			