

# 10 Blackberry Avenue

*Solihull, B94 6QE*









## **FOUR BEDROOM DETACHED RESIDENCE**

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Sought After Location
- Southerly Aspect Rear Garden
- Backing onto Fields
- Tandem Length Garage
- Breakfast Kitchen
- Cul de Sac Position

### **ACCOMMODATION**

A well presented four bedroom detached residence enjoying a cul de sac position within a sought after location. The property has further scope for development (STPP) and offers excellent living accommodation which briefly comprises; reception hall, guest cloakroom/wc, lounge, dining room, breakfast kitchen, good size first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, tandem length garage, southerly aspect rear garden which backs onto fields. No upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.





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**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**LOUNGE**

**18' 4" x 12' 0" (5.59m x 3.66m)**

**DINING ROOM**

**11' 7" x 10' 2" (3.53m x 3.1m)**

**BREAKFAST KITCHEN**

**15' 2" x 9' 6" (4.62m x 2.9m)**

**LARGE FIRST FLOOR LANDING**

**MASTER BEDROOM**

**13' 0" x 10' 6" (3.96m x 3.2m)**

fitted wardrobes

**EN-SUITE SHOWER ROOM/WC**

**BEDROOM TWO**

**13' 0" x 8' 6" (3.96m x 2.59m)**

**BEDROOM THREE**

**10' 0" x 7' 0" (3.05m x 2.13m)**

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**BEDROOM FOUR**

**10' 6" x 7' 1" (3.2m x 2.16m)**

**FAMILY BATHROOM/WC**

**FORE GARDEN**

**DRIVEWAY**

**TANDEM LENGTH GARAGE**

**31' 7" x 8' 7" (9.63m x 2.62m)**

**ENCLOSED SOUTHERLY ASPECT**

**REAR GARDEN**

which backs onto fields

**STORAGE SHED TO SIDE**















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**Asking Price Of £575,000**

**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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***Ruxton Independent Estate Agents & Valuers LLP***

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Floorplan – For identification purposes only



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.

