



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.



EPC: D Cound Tax Band: F

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) 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











Asking Price Of £575,000

TENURE:

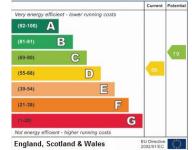
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP 6 The Square, Solihull B91 3RB 0121 704 0100



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.

Energy Efficiency Rating