

46 Charterhouse Drive

Solihull, B91 3FH





THREE BEDROOM END TERRACE RESIDENCE

- Extended End Terrace Residence
- Three Bedrooms
- Spacious Lounge & Conservatory
- Further Scope for Development (STPP)
- Sought After Location
- Superb Breakfast Kitchen
- Garage & Driveway
- Southerly Aspect Rear Garden
- Walking Distance of Solihull Town Centre
- No Upward Chain

ACCOMMODATION

An extended well presented three bedroom end terrace residence situated in the sought after Hillfield area of Solihull. The property benefits from having gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, entrance hall, guest doakroom/wc, lounge, superb dining kitchen, conservatory, first floor landing, three bedrooms, shower room/wc, driveway, 1 1/2 width garage and beautiful southerly aspect rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

GUEST CLOAKROOM/WC

LOUNGE

**16' 7" into bay x 12' 2" max 9' 7"
min (5.05m x 3.71m 2.92m)**

DINING KITCHEN

15' 0" x 8' 10" (4.57m x 2.69m)

LARGE CONSERVATORY

13' 2" x 9' 8" (4.01m x 2.95m)

FIRST FLOOR LANDING

airing cupboard

BEDROOM ONE

**11' 9" x 8' 2" (3.58m x 2.49m) built
in wardrobes and fitted wardrobes**

BEDROOM TWO

**9' 4" x 8' 4" (2.84m x 2.54m) fitted
wardrobes**

BEDROOM THREE

8' 9" x 6' 5" (2.67m x 1.96m)

MODERN SHOWER ROOM/WC

DRIVEWAY

ONE AND A HALF WIDTH GARAGE

**17' 9" x 14' 1" (5.41m x 4.29m)
pedestrian door, power supply,
lighting and plumbing for washing
machine**

ENCLOSED SOUTHERLY ASPECT

REAR GARDEN









Asking Price Of £410,000

TENURE:

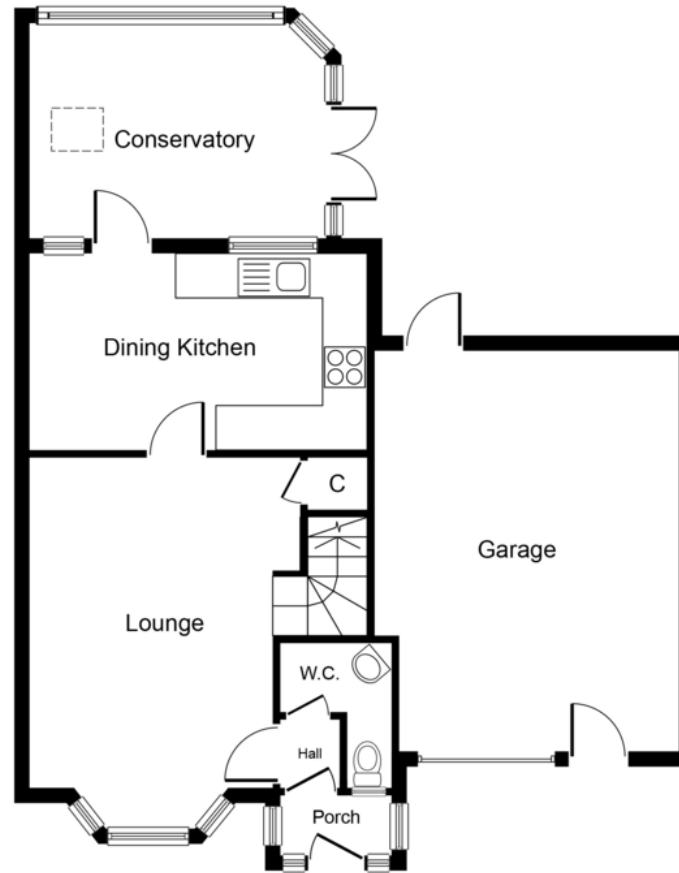
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

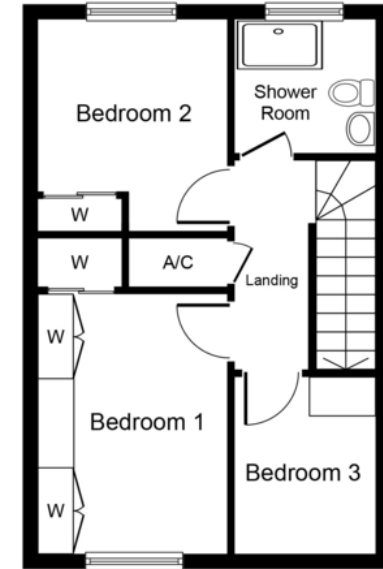
6 The Square, Solihull
B91 3RB
0121 704 0100



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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,108 sq.ft. (102.9 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.

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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		98
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			