

52 Woodfield Road

Solihull, B91 2DN





FOUR DOUBLE BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Lounge & Dining Room
- Superb Fitted Breakfast Kitchen
- Sought After Location
- With Walking Distance of Solihull Town Centre
- Garage & Driveway
- Utility Room & Separate WC
- Family Bathroom
- No Upward Chain

ACCOMMODATION

A beautifully presented and spacious four double bedroom detached family residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises, enclosed entrance porch, reception hall, guest doakroom/wc, dining room, lounge, superb breakfast kitchen, utility room, covered side storage, first floor landing, master bedroom with en-suite shower room/wc, three further bedrooms, family bathroom/wc, large driveway, garage and enclosed rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM

16' 10" x 11' 11" (5.13m x 3.63m)

LOUNGE

14' 4" x 11' 10" (4.37m x 3.61m)

SUPERB BREAKFAST KITCHEN

13' 1" x 16' 2" (3.99m x 4.93m)

UTILITY ROOM

11' 3" x 8' 0" (3.43m x 2.44m)

COVERED SIDE STORAGE

FIRST FLOOR LANDING

MASTER BEDROOM

11' 11" x 13' 1" (3.63m x 3.99m)

fitted wardrobes

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

11' 11" x 14' 5" (3.63m x 4.39m)

BEDROOM THREE

13' 4" x 11' 11" (4.06m x 3.63m)

double glazed skylight to side elevation

BEDROOM FOUR

9' 4" x 7' 6" (2.84m x 2.29m) fitted wardrobes

FAMILY BATHROOM/WC

LARGE DRIVEWAY

GARAGE

13' 8" x 8' 9" (4.17m x 2.67m) with power and lighting

ENCLOSED REAR GARDEN









Asking Price Of £650,000

TENURE:

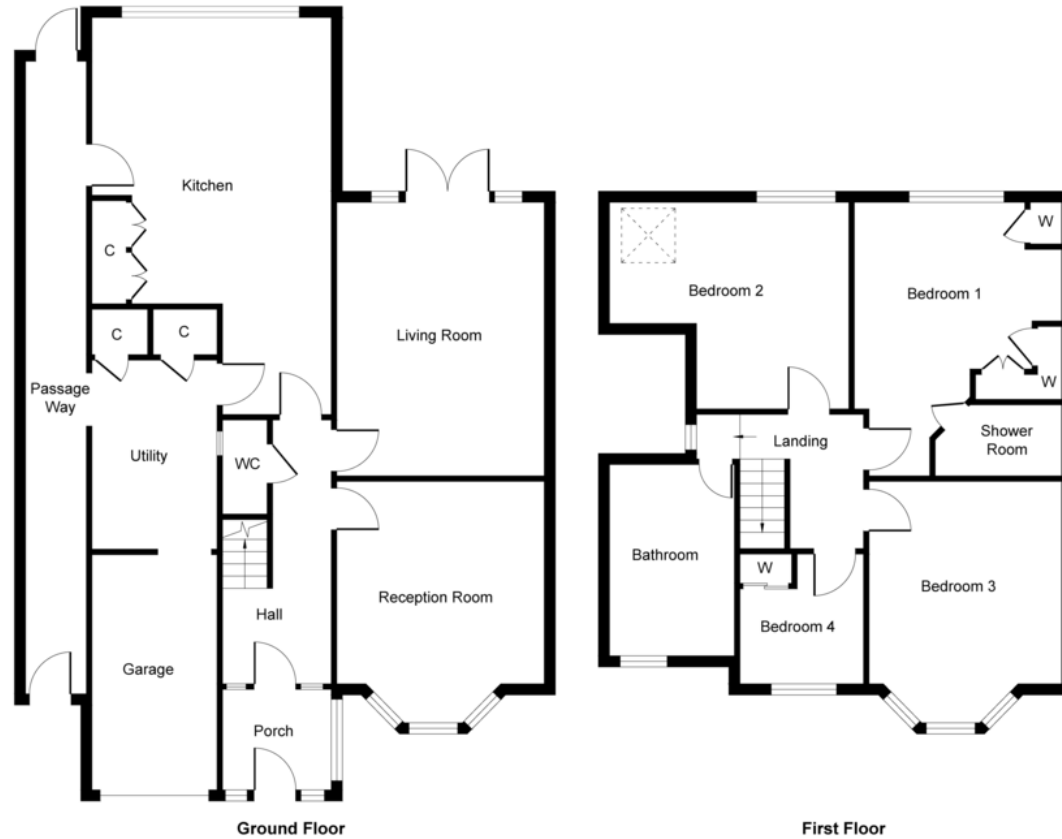
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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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.



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		D59	F9
England, Scotland & Wales			
		EU Directive 2002/91/EC	