

19 Clarewell Avenue

*Solihull, B91 3YD*





# **FIVE BEDROOM DETACHED RESIDENCE**

- Detached Family Residence
- Five Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre
- Tudor Grange Catchment
- Large Garage & Driveway
- Southerly Aspect Rear Garden
- Superb Dining Kitchen
- Guest Cloakroom/WC
- No Upward Chain

## **ACCOMMODATION**

An extended well presented five bedroom detached residence enjoying a cul de sac position within the sought after Hillfield area of Solihull. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance hall, guest cloakroom/wc, lounge, superb dining kitchen, first floor landing, master bedroom with en suite shower room/wc, four further bedrooms, family bathroom/wc, fore garden, driveway, 1 1/2 width garage and good size southerly aspect rear garden. No Upward Chain.



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**ENTRANCE HALL**

**GUEST CLOAKROOM/WC**

**LOUNGE**

14' 4" x 14' 0" max (4.37m x 4.27m)

**SUPERB DINING KITCHEN**

30' 5" x 11' 9" max 10' 2" min  
(9.27m x 3.58m 3.1m)

**WALK IN PANTRY**

**FIRST FLOOR LANDING**

airing cupboard

**MASTER BEDROOM**

11' 5" x 10' 8" (3.48m x 3.25m)

**EN-SUITE SHOWER ROOM/WC**

**BEDROOM TWO**

15' 6" x 12' 1" (4.72m x 3.68m)

**BEDROOM THREE**

12' 0" x 9' 0" max (3.66m x 2.74m)

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**BEDROOM FOUR**

10' 0" x 8' 1" (3.05m x 2.46m)

**BEDROOM FIVE**

9' 0" x 7' 3" (2.74m x 2.21m)

**FAMILY BATHROOM/WC**

**FORE GARDEN**

**DOUBLE DRIVEWAY**

**1 1/2 WIDTH GARAGE**

16' 2" x 12' 2" (4.93m x 3.71m)

**ENCLOSED SOUTHERLY ASPECT**

**REAR GARDEN**









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**Asking Price Of £639,950**

**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.

