

28 Birchy Close

Solihull, B90 1QL





SIX BEDROOM DETACHED RESIDENCE

- Substantial Detached Residence
- Six Bedrooms & Three Bathrooms
- Further Scope for Development (STPP)
- Large Plot
- Sought After Location
- Private Road Position
- Three Reception Room
- Beautiful Rear Garden
- No Upward Chain

ACCOMMODATION

A rare opportunity to acquire this substantial six bedroom, uniquely designed detached residence occupying a wide plot with further scope for development (STPP). The property enjoys a private road position within a sought after location. The excellent living accommodation briefly comprises; reception hall, guest cloakroom/wc, dual aspect lounge, large sun room, dining room, breakfast kitchen, utility room, three bedrooms (one with en suite shower room/wc) family bathroom/wc, superb galleried landing, master bedroom with en suite bathroom/wc, two further double bedrooms, fore garden, large driveway, carport and fantastic rear garden. No Upward Chain.



RECEPTION HALL

understairs storage cupboard

GUEST CLOAKROOM/WC

DINING ROOM

13' 10" x 11' 6" (4.22m x 3.51m)

DUAL ASPECT LOUNGE

23' 0" x 11' 9" (7.01m x 3.58m)

LARGE SUN ROOM

15' 5" x 11' 3" (4.7m x 3.43m)

BREAKFAST KITCHEN

15' 10" x 10' 3" (4.83m x 3.12m)

BEDROOM

12' 2" x 10' 10" (3.71m x 3.3m)

EN-SUITE SHOWER ROOM/WC

BEDROOM

14' 0" x 9' 5" (4.27m x 2.87m)

BEDROOM

12' 2" x 8' 0" (3.71m x 2.44m)

SUPERB GALLERIED LANDING

MASTER BEDROOM

17' 5" x 13' 4" (5.31m x 4.06m)

EN-SUITE BATHROOM/WC

BEDROOM

24' 9" x 13' 4" (7.54m x 4.06m)

BEDROOM

13' 4" x 11' 1" (4.06m x 3.38m)

FORE GARDEN

LARGE DRIVEWAY

CARPORT

SUPERB ENCLOSED REAR GARDEN

with double gates to the side









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Asking Price Of £699,950

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)

Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100



Ground Floor



First Floor

Approx. Gross Internal Floor Area 2,854 sq.ft. (265.2 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.

Copyright V360 Ltd 2024 | www.houseviz.com

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		