

33 Ravenswood Drive South

Solihull, B91 3LP





THREE BEDROOM LINK DETACHED RESIDENCE

- A Beautifully Presented Family Home
- Three Good Size Bedrooms
- Spacious Lounge/Diner
- Superb Modern Fitted Breakfast Kitchen
- Excellent School Catchment
- Guest Cloakroom WC
- Family Bathroom/WC
- Garage & Large Driveway
- Conservatory
- Good Size Rear Garden

ACCOMMODATION

A beautifully presented and spacious three bedroom link detached residence situated in a sought after location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; reception hall, guest cloakroom/wc, superb modern fitted breakfast kitchen, large lounge/diner, conservatory, first floor landing with fitted storage, three bedrooms, family bathroom/wc, recently laid driveway for several vehicles, garage and good size rear garden.



RECEPTION HALL

GUEST CLOAKROOM/WC

**SUPERB MODERN FITTED DINING
KITCHEN**
13' 4" max x 12' 9" max (4.06m x
3.89m)

SPACIOUS LOUNGE/DINER
17' 8" x 11' 9" (5.38m x 3.58m)

CONSERVORY/SUNROOM
8' 10" x 7' 0" (2.69m x 2.13m)

FIRST FLOOR LANDING
with fitted storage

BEDROOM ONE
13' 4" x 9' 9" (4.06m x 2.97m)

BEDROOM TWO
11' 2" x 9' 7" (3.4m x 2.92m)

BEDROOM THREE
8' 4" x 7' 7" (2.54m x 2.31m)

FAMILY BATHROOM/WC

LARGE DRIVEWAY

GARAGE

**GOOD SIZE ENCLOSED REAR
GARDEN**









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

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

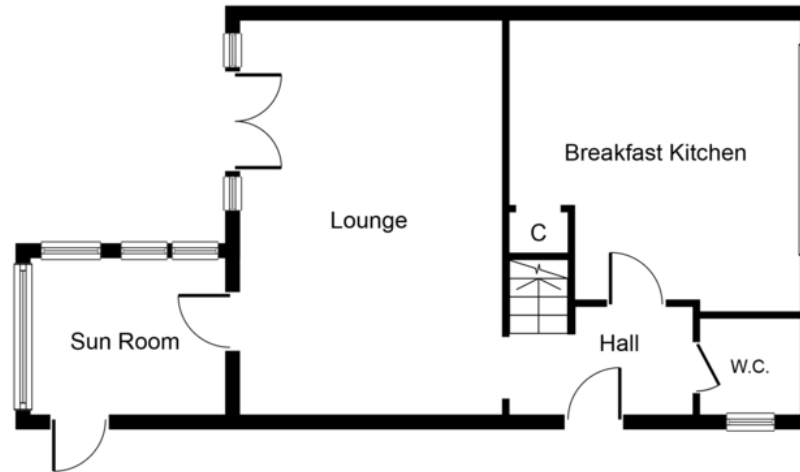
Asking Price Of £450,000

TENURE:

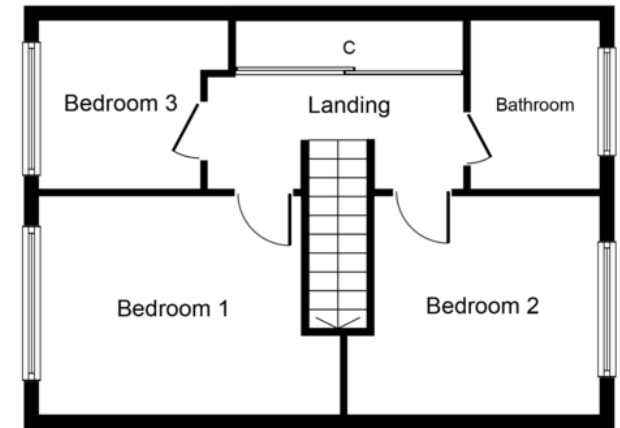
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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Ground Floor



First Floor

Approx. Gross Internal Floor Area 964 sq.ft. (89.5 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



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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		