

44 Merevale Road

Solihull, B92 8LB





THREE BEDROOM SEMI DETACHED RESIDENCE

- Semi Detached Residence
- Three Good Size Bedrooms
- Lounge & Dining Area
- Spacious Open Plan Kitchen & Breakfast Room
- Conservatory
- Beautiful Southerly Aspect Rear Garden
- Large Driveway
- Guest Cloakroom/wc
- Gas Central Heating & Double Glazing

ACCOMMODATION

A beautifully presented and spacious three bedroom semi detached residence situated in a sought after location. The property benefits having double glazing and gas central heating. The excellent living accommodation briefly comprises; entrance porch, large open plan kitchen and breakfast room, guest cloakroom/wc, living room, dining area, conservatory with bi folding doors, first floor landing, three good size bedrooms, family bathroom/wc, driveway and beautiful southerly aspect rear garden.



ENTRANCE PORCH

**LARGE OPEN PLAN KITCHEN AND
BREAKFAST ROOM**

12' 1" x 9' 8" (3.68m x 2.95m)

with washing machine, dishwasher,
fridge freezer and induction hob

GUEST CLOAKROOM/WC

LIVING ROOM

13' 9" x 12' 11" (4.19m x 3.94m)

DINING AREA

9' 8" x 8' 11" (2.95m x 2.72m)

CONSERVATORY

with bi folding doors

FIRST FLOOR LANDING

BEDROOM ONE

13' 0" x 12' 4" (3.96m x 3.76m)

BEDROOM TWO

10' 7" x 12' 4" (3.23m x 3.76m)

BEDROOM THREE

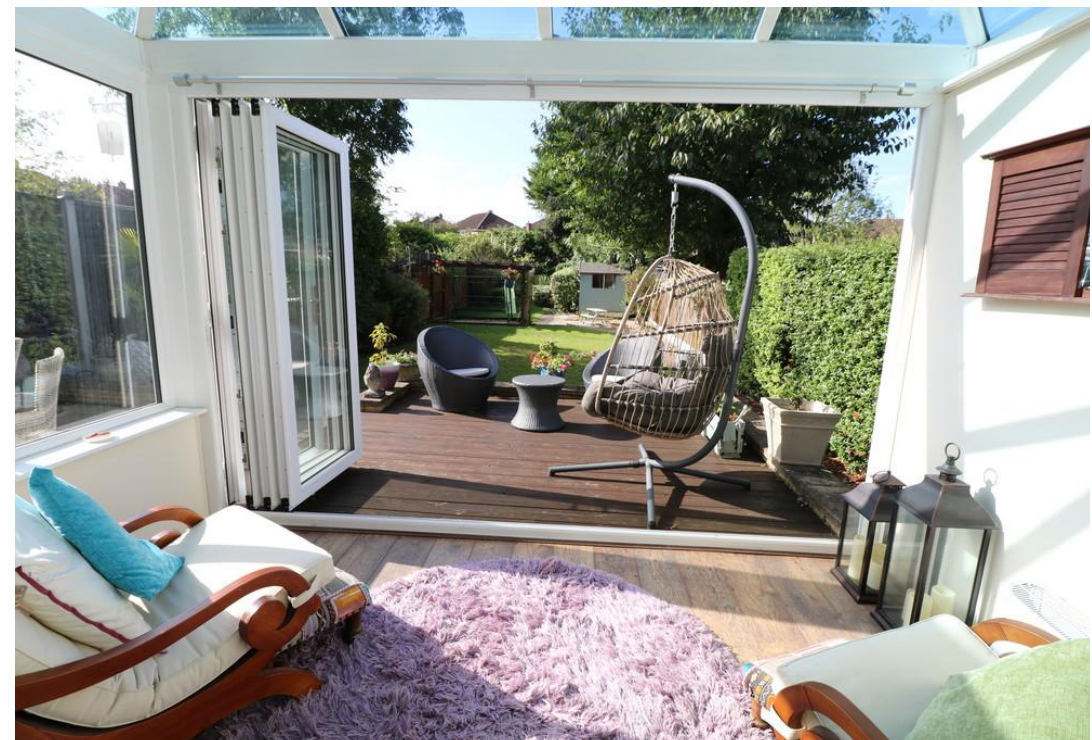
9' 8" x 9' 0" (2.95m x 2.74m)

FAMILY BATHROOM/WC

DRIVEWAY

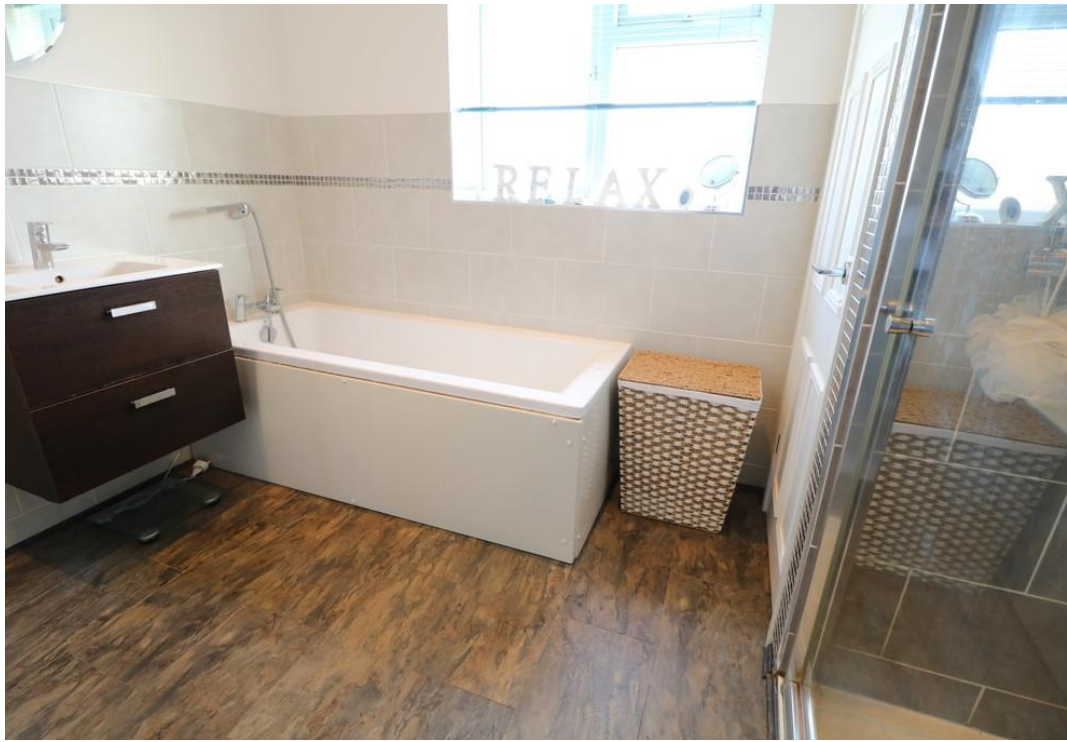
BEAUTIFUL SOUTHERLY ASPECT

REAR GARDEN









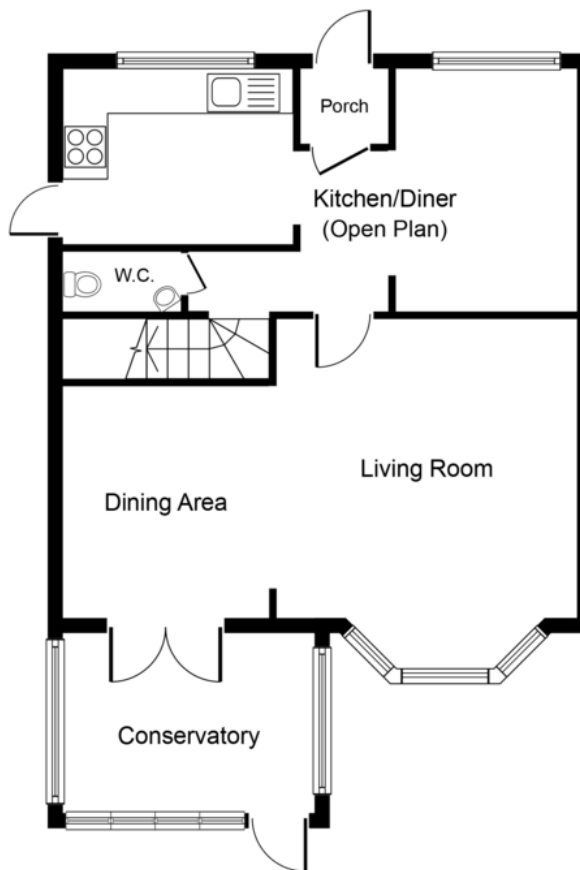
Asking Price Of £410,000

TENURE:

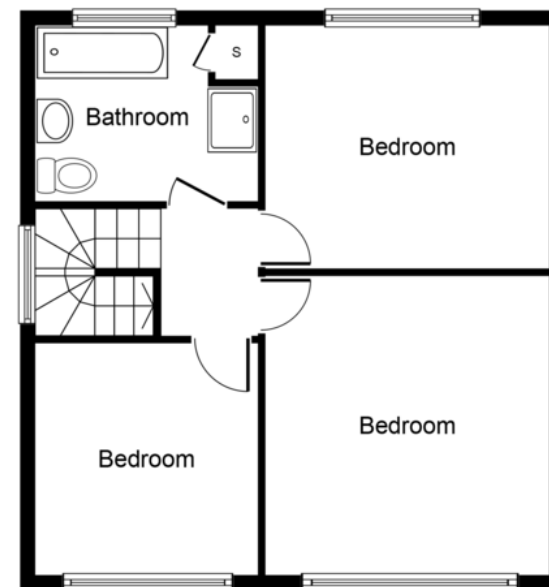
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

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Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,198 sq. ft. (111.3 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



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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		