

## 7 Langtree Avenue

*Solihull, B91 3YJ*









## ***FOUR BEDROOM SEMI-DETACHED RESIDENCE***

- Four Bedroom Detached Family Home
- Set in a Quiet Cul-De-Sac
- NO UPWARD CHAIN
- Principle Bedroom with En-Suite
- Double Garage and Driveway
- Lounge
- Separate Dining Room
- Utility
- Downstairs WC
- Good Sized Rear Garden

A charming four bedroom detached property with close proximity to Solihull Town Centre. This four bedroom detached property is well situated for excellent schools, Solihull Town Centre and Solihull Railway Station. This property benefits from gas central heating and double glazing. The property briefly comprises of a hall, lounge, dining room, kitchen, conservatory, utility, four bedrooms, principle bedroom with en-suite, three further bedrooms and a family bathroom. To the front is a lawned area and a block paved driveway. To the rear is a well-established garden which is mainly laid to lawn with shrubbery and trees.





### LOUNGE

**24' 1" x 12' 9" (7.342m x 3.90m)** A good sized lounge with a bay window to front and patio doors to rear.

### DINING ROOM

**12' 7" x 10' 11" (3.852m x 3.331m)** With bay window to rear.

### CONSERVATORY

With doors to side leading to garden.

### KITCHEN

**14' 8" x 9' 10" (4.478m x 3.003m)** Fitted kitchen with gas hob, electric double built in oven. Integrated fridge, freezer and dishwasher. One and a half sink and drainer. Window to rear.

### UTILITY ROOM

Space for a washing machine and tumble dryer. Door to side entrance.

### STUDY

**7' 1" x 9' 2" (2.172m x 2.816m)**

### FIRST FLOOR LANDING

Window to the front.

### BEDROOM ONE

**15' 0" x 10' 9" (4.577m x 3.287m)** Fitted wardrobes, window to rear and door leading to en-suite

### EN-SUITE

With shower cubicle, low level WC, vanity sink and fitted storage cupboards.

### BEDROOM TWO

**12' 10" x 10' 6" (3.918m x 3.224m)** Fitted double wardrobes and window to rear.

### BEDROOM THREE

**12' 11" x 9' 3" (3.959m x 2.837m)** Double fitted wardrobes with window to front.

### BEDROOM FOUR

**10' 1" x 7' 2" (3.079m x 2.189m)** Window to front, double fitted wardrobes.

### BATHROOM

Shower cubicle with shower over, low level WC, vanity sink with fitted storage cupboards. Window to side.

### GARAGE

Double garage.

### GARDEN

Well maintained garden, mainly laid to lawn with shrubbery and trees.













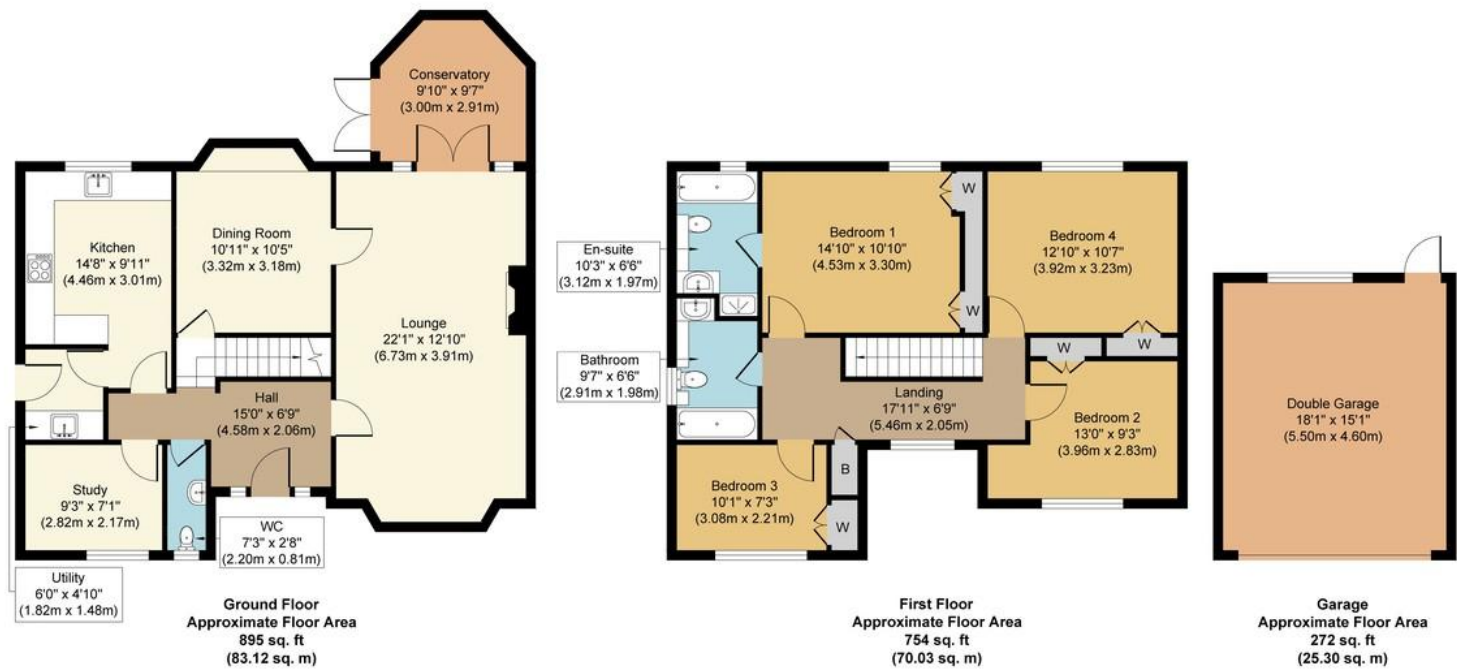




**Offers Over £700,000**

**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**  
6 The Square, Solihull  
B91 3RB  
0121 704 0100



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 2025 | [www.houseviz.com](http://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		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		