



153 Buryfield Road

Solihull, B91 2BB

Asking Price of £525,000



A TRADITIONAL STYLE FOUR BEDROOM DETACHED RESIDENCE SITUATED IN A SOUGHT AFTER LOCATION.

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



A traditional style four bedroom 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; entrance porch, entrance hall, guest cloakroom/wc, dining room, lounge, conservatory, breakfast kitchen, utility area, covered storage area, first floor landing, four bedrooms, family bathroom/wc, fore garden, driveway, garage and large enclosed rear garden. No Upward Chain.





- Traditional Detached Residence
- Four Bedrooms + Family Bathroom
- Lounge & Dining Area
- Conservatory
- Kitchen & Utility Room
- Garage & Driveway
- Large Rear Garden

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

GUEST CLOAKROOM/ WC

DINING ROOM 14' 0" into bay x 12' 0" (4.27m x 3.66m)

LIVING ROOM 16' 2" x 12' 0" (4.93m x 3.66m)

CONSERVATORY

BREAKFAST KITCHEN 12' 1" x 7' 10" (3.68m x 2.39m)

UTILITY AREA

SIDE COVERED STORAGE AREA

FIRST FLOOR LANDING

BEDROOM ONE 16' 2" x 12' 0" (4.93m x 3.66m)

BEDROOM TWO 14' 5" into bay x 12' 0" to back of wardrobe (4.39m x 3.66m)

BEDROOM THREE 12' 4" x 8' 6" (3.76m x 2.59m) With walk in storage cupboards

BEDROOM FOUR 9' 5" x 7' 0" (2.87m x 2.13m)

BATHROOM/ WC

FOREGARDEN

DRIVEWAY

GARAGE 15' 5" x 8' 1" (4.7m x 2.46m)

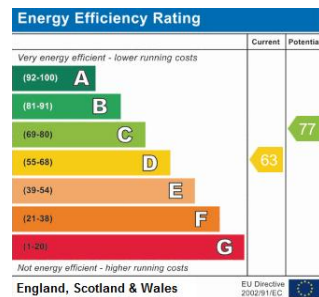
LARGE ENCLOSED REAR GARDEN



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)





IMPORTANT INFORMATION

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.