



24 Eastbury Drive

Solihull, B92 8TL

Asking Price of £375,000

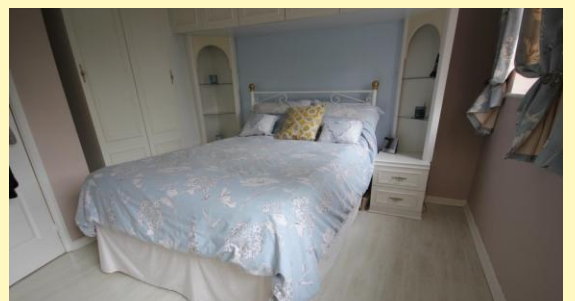


*A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED
RESIDENCE SITUATED IN A POPULAR LOCATION WITH
FURTHER SCOPE FOR DEVELOPMENT(STPP)*

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 beautifully presented four bedroom detached residence situated in a popular location with further scope for development(STPP). The property offers gas central heating and double glazing. The excellent family living accommodation briefly comprises; entrance hall, guest cloakroom/wc, breakfast kitchen, spacious lounge/diner, conservatory, family room, store room(part former garage) first floor landing, four bedrooms, family bathroom/wc, large driveway and beautiful landscaped rear garden which is not directly overlooked.





- Detached Family Residence
- Four Bedrooms + Family Bathroom
- Spacious Lounge/Diner
- Breakfast Kitchen
- Conservatory & Family Room
- Landscaped Rear Garden
- Further Scope for Development(STPP)

ENTRANCE HALL

GUEST CLOAKROOM/ WC

BREAKFAST KITCHEN 15' 4" x 8' 10" (4.67m x 2.69m)

LOUNGE DINER 21' 10" x 11' 4" max 9' 1" min (6.65m x 3.45m)

CONSERVATORY 12' 8" x 12' 1" (3.86m x 3.68m)

FAMILY ROOM 12' 7" x 7' 3" (3.84m x 2.21m)

STORE (FORMER PART GARAGE)

FIRST FLOOR LANDING With loft access and airing cupboard

BEDROOM ONE 12' 0" x 9' 1" (3.66m x 2.77m)

BEDROOM TWO 9' 5" x 9' 1" (2.87m x 2.77m)

BEDROOM THREE 9' 9" to back of wardrobe x 7' 5" (2.97m x 2.26m)

BEDROOM FOUR 8' 6" to back of wardrobe x 6' 10" (2.59m x 2.08m)

FAMILY BATHROOM/ WC

LARGE DRIVEWAY

LANDSCAPED ENCLOSED REAR GARDEN Not directly overlooked

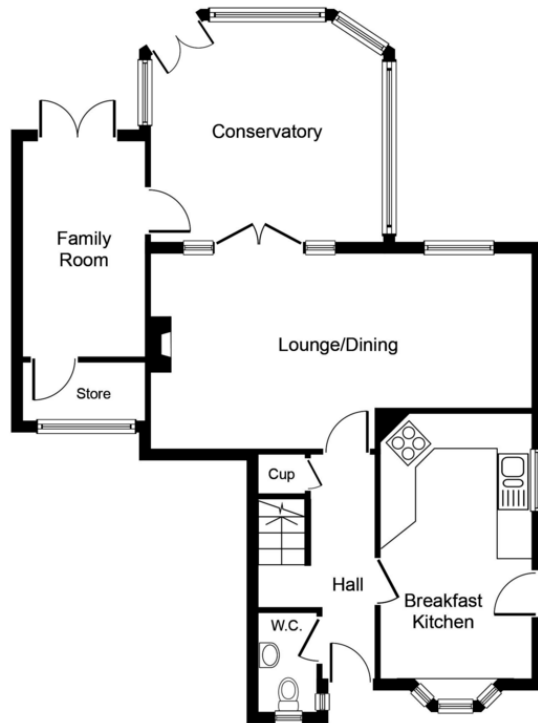


VENDOR COMMENTS "It has been a fantastic family home for over 24 years. It has a lovely aspect to rear and front with a private garden. Lovely neighbours too"

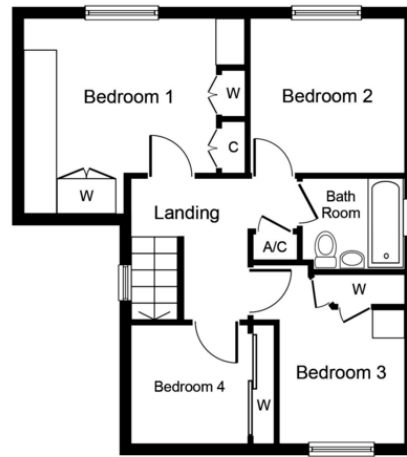
TENURE:

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)





Ground Floor

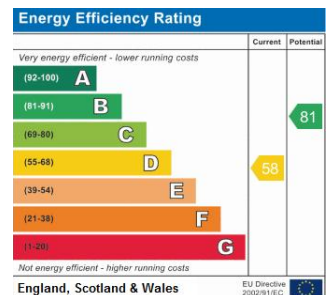


First Floor

Approx. Gross Internal Floor Area 1,163 sq. ft. (108.0 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. 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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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.