



54 Dene Court Road

Solihull, B92 8DJ

Asking Price of £335,000



AN EXTENDED FOUR BEDROOM SEMI DETACHED RESIDENCE IN A SOUGHT AFTER LOCATION

SOLIHULL 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.



An extended four bedroom semi detached residence situated in sought after location, backing onto parkland. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, entrance hall, lounge and dining area, breakfast kitchen, lobby, guest cloakroom/wc, first floor landing, four bedrooms, bathroom/wc, large driveway 1 1/2 width garage and enclosed rear garden which is not directly overlooked. No Upward Chain.





- Extended Semi Detached Residence
- Four Bedrooms + Family Bathroom
- Lounge & Dining Area
- Breakfast Kitchen
- 1 1/2 Width Garage & Large Driveway
- Backing onto Parkland
- Gas Central Heating & Double Glazed Windows

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

UNDER STAIRS STORAGE CUPBOARD

LOUNGE/DINER Lounge Area 11'7" into bay x 10' (3.53m x 3.05m) - Dining Area 12'8" x 10' (3.86m x 3.05m)

BREAKFAST KITCHEN 11' 7" x 10' 0" (3.53m x 3.05m) Breakfast Area 7' x 6' (2.13m x 1.83m)

LOBBY

GUEST CLOAKROOM/WC

FIRST FLOOR LANDING

BEDROOM ONE 14' x 11' 7" max (4.27m x 3.53m)

BEDROOM TWO 12' 6" x 10' (3.81m x 3.05m)

BEDROOM THREE 12' 1" x 9' 10" (3.68m x 3m)

BEDROOM FOUR/BOX ROOM 6' x 5' 5" (1.83m x 1.65m)

FAMILY BATHROOM/WC

LARGE DRIVEWAY

ONE AND HALF WIDTH GARAGE 14' 10" x 12' (4.52m x 3.66m)

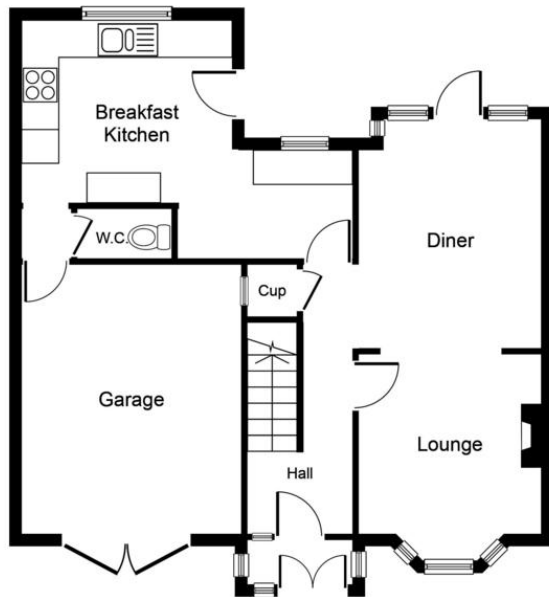
ENCLOSED REAR GARDEN Not directly overlooked



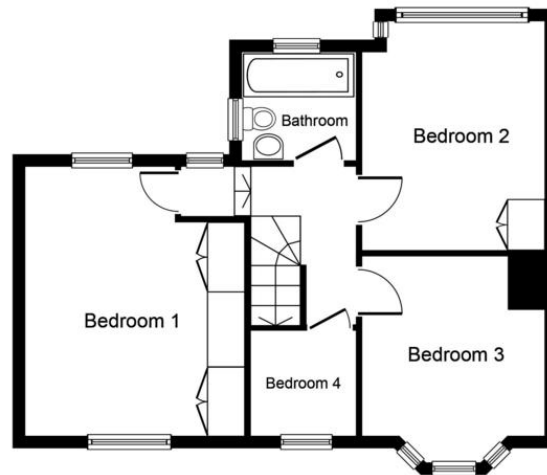
TENURE:

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

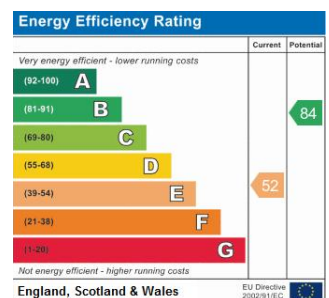


First Floor

Approx. Gross Internal Total Floor Area 1,173 sq. ft. (109.0 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.