

18 Dove House Lane

Solihull, B91 2EX





FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE

- Extended Semi Detached Residence
- Four Bedrooms & Family Bathroom/wc
- Extended Lounge & Dining Room
- Superb Modern Fitted Breakfast Kitchen
- Beautiful Rear Garden
- Garage & Large Driveway
- Guest Cloakroom/Wc
- Sought after Location

ACCOMMODATION

A beautifully presented and extended four bedroom traditional style semi detached residence situated in a sought after location. The property offers excellent family living accommodation which briefly comprises; enclosed entrance porch, reception hall, guest cloakroom/wc, dining room, extended lounge, breakfast kitchen, rear hall, covered side walkway, first floor landing, master bedroom, three further bedrooms, family bathroom/wc, fore garden, large driveway, garage and beautiful enclosed rear garden.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOACKROOM/WC

understairs storage cupboard

DINING ROOM

16' 3" x 11' 6" (4.95m x 3.51m)

LOUNGE

22' 5" max 13' 0" min x 11' 0" max
(6.83m 3.96m x 3.35m)

BREAKFAST KITCHEN

11' 6" max x 11' 2" max (3.51m x
3.4m)

REAR HALLWAY

covered side passage

FIRST FLOOR LANDING

MASTER BEDROOM

16' 7" x 11' 4" back of wardrobe
(5.05m x 3.45m)

BEDROOM TWO

15' 10" x 11' 4" back of wardrobe
(4.83m x 3.45m)

BEDROOM THREE

18' 4" max 13' 2" min x 7' 3" max
(5.59m 4.01m x 2.21m)

BEDROOM FOUR

8' 1" x 8' 0" (2.46m x 2.44m)

FAMILY BATHROOM/WC

FORE GARDEN

LARGE DRIVEWAY

GARAGE

16' 6" x 7' 7" (5.03m x 2.31m)

SUPERB ENCLOSED REAR GARDEN









Asking Price Of £659,950

TENURE:

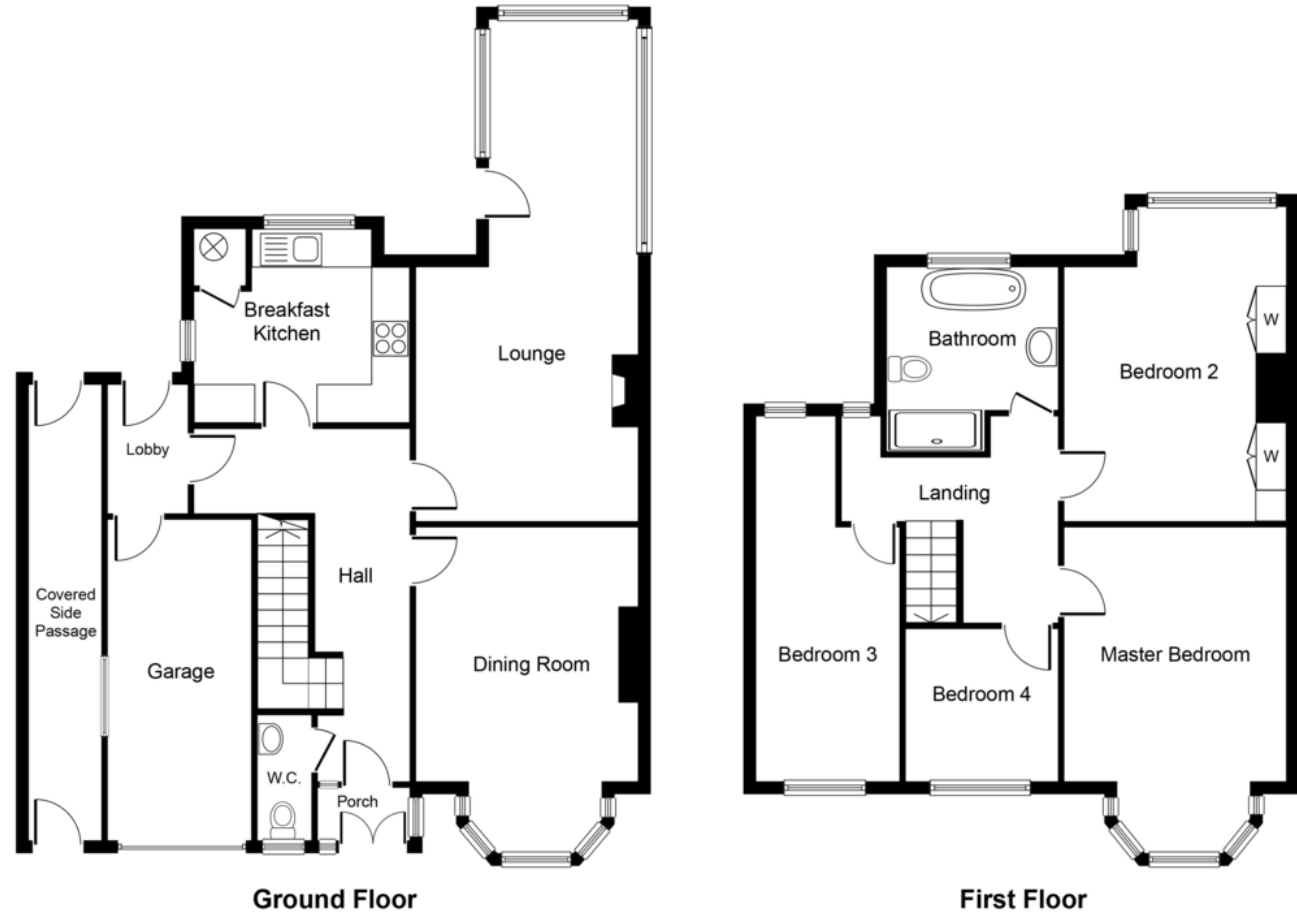
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

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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.



Approx. Gross Internal Floor Area 1,709 sq. ft. (158.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	80	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			