

67 Ferndown Road

Solihull, B91 2AX





FOUR BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Four Bedrooms + Family Bathroom/wc + En Suite Shower Room
- Lounge & Dining Room
- Breakfast Kitchen with Pantry
- Sought After Location
- 1 1/2 Width Garage & Driveway
- Beautiful Rear Garden
- Utility Room & Separate Wc
- Gas Central Heating & Double Glazing

ACCOMMODATION

A well presented 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, reception hall, guest cloakroom/wc, dining room, lounge, breakfast kitchen with pantry, utility area, large first floor landing area, four bedrooms, en suite shower room, family bathroom/wc, driveway, 1 1/2 width garage and beautiful rear garden.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

GUEST CLOAKROOM/WC

EXTENDED DINING ROOM

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

LOUNGE

18' 0" x 12' 0" (5.49m x 3.66m)

BREAKFAST KITCHEN

11' 9" x 11' 6" (3.58m x 3.51m)

with pantry

UTILITY AREA

**15' 3" x 8' 2" max 6' 5" min (4.65m
x 2.49m 1.96m)**

LARGE FIRST FLOOR LANDING

storage cupboard and loft access

MASTER BEDROOM

**15' 3" max 9' 3" min x 10' 0" max
(4.65m 2.82m x 3.05m) with
ensuite shower room**

BEDROOM TWO

12' 0" x 12' 0" (3.66m x 3.66m)

BEDROOM THREE

12' 0" x 9' 3" (3.66m x 2.82m)

BEDROOM FOUR

9' 8" x 8' 10" (2.95m x 2.69m)

FAMILY BATHROOM/WC

DRIVEWAY

1 1/2 WIDTH GARAGE

16' 7" x 15' 0" (5.05m x 4.57m)

BEAUTIFUL LANDSCAPE ENCLOSED

REAR GARDEN









Asking Price Of £595,000

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)



Ground Floor

First Floor

Approx. Gross Internal Floor Area 1787 sq. ft. (165.99 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

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		53	76
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			