

28 Heaton Road

*Solihull, B91 2DX*



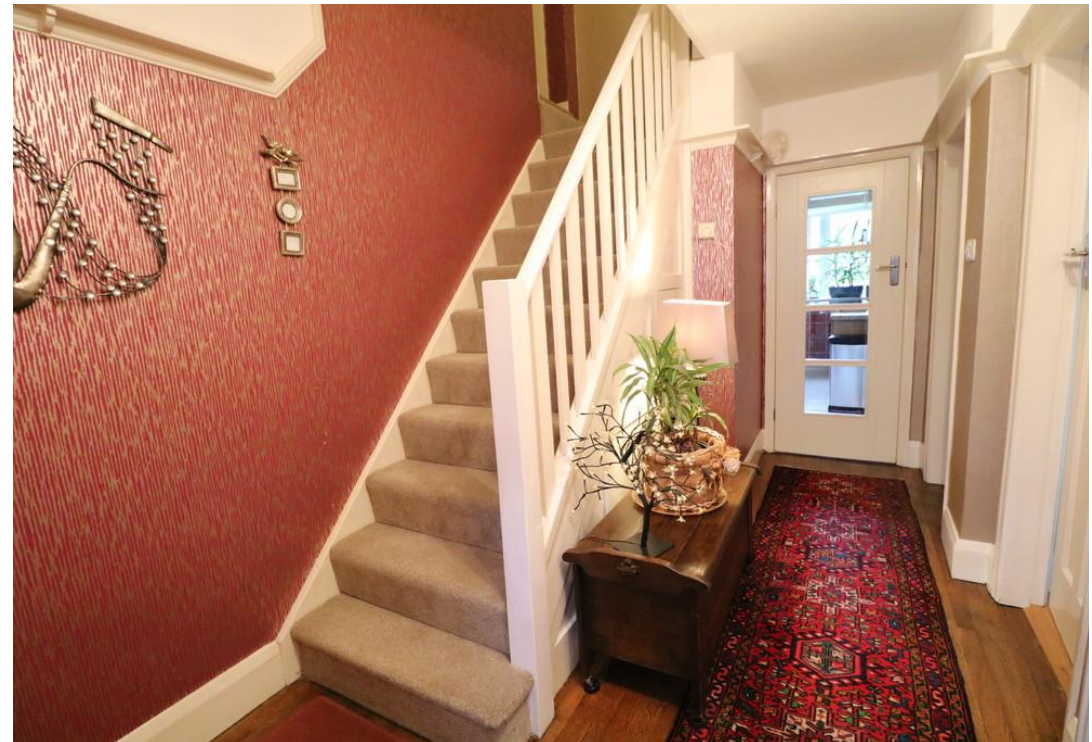


## **FOUR BEDROOM TRADITIONAL STYLE DETACHED RESIDENCE**

- Detached Family Residence
- Lounge/Diner & Sitting Room
- Sought after Location
- Further Scope for Development (STPP)
- Kitchen with Pantry
- Recently Installed Wood Burner
- Superb Rear Garden
- Garage & Driveway
- Gas Central Heating & Double Glazing

### **ACCOMMODATION**

A four bedroom traditional style 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, sitting room, lounge/diner, kitchen with pantry, large utility room, separate wc, first floor landing, four bedrooms, box room, bathroom, separate wc, driveway, garage and superb rear garden.



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**ENTRANCE PORCH**

**RECEPTION HALL**

**CLOAKS CUPBOARD**

understairs storage cupboard

**SITTING ROOM**

15' 3" x 11' 7" (4.65m x 3.53m)

**LOUNGE/DINER**

20' 9" x 12' 0" (6.32m x 3.66m)

**KITCHEN**

11' 10" x 8' 0" (3.61m x 2.44m)

with pantry

**UTILITY ROOM**

16' 4" max 11' 0" min x 7' 4"  
(4.98m 3.35m x 2.24m)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

16' 8" x 12' 0" (5.08m x 3.66m)

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**BEDROOM TWO**

16' 1" x 9' 10" (4.9m x 3m)

**BEDROOM THREE**

15' 8" x 7' 5" (4.78m x 2.26m)

**BEDROOM FOUR**

9' 10" x 7' 9" (3m x 2.36m)

**BOX ROOM**

**BATHROOM**

**SEPARATE WC**

**DRIVEWAY**

**GARAGE**

15' 6" x 8' 4" (4.72m x 2.54m)

**SUPERB ENCLOSED REAR GARDEN**





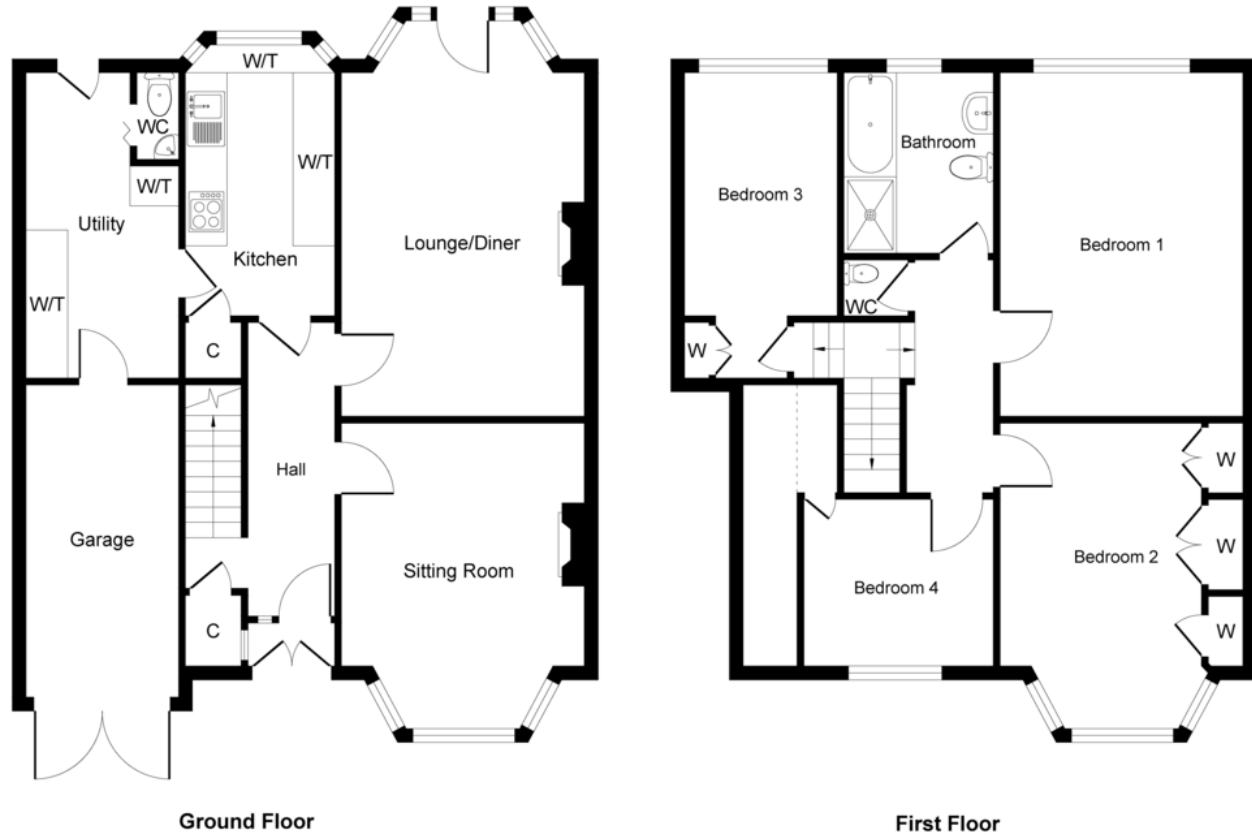




**Asking Price Of £599,950**

**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)



**Approx. Gross Internal Floor Area 1521 sq. ft. (141.26 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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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.

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