

## 4 Merrington Close

*Solihull, B91 3XF*









## ***FOUR BEDROOM DETACHED FAMILY RESIDENCE***

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre & Train Station
- Spacious Lounge & Dining Room
- Cul de Sac Position
- Breakfast Kitchen
- Double Garage & Driveway
- Landscaped Rear Garden
- Guest Cloakroom/wc

### **ACCOMMODATION**

A well presented four bedroom detached family residence enjoying a cul de sac position within a sought after location. The excellent living accommodation briefly comprises; reception hall, guest cloakroom/wc, dining room, spacious lounge with Inglenook fireplace, conservatory, breakfast kitchen, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, double garage and good size endosed rear garden.



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**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**DINING ROOM**

10' 9" x 9' 10" (3.28m x 3m)

**SPACIOUS LOUNGE**

21' 0" x 11' 7" (6.4m x 3.53m) with  
feature inglenook fireplace

**CONSERVATORY**

12' 5" x 9' 6" (3.78m x 2.9m)

**BREAKFAST KITCHEN**

12' 2" x 11' 10" (3.71m x 3.61m)

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

15' 3" x 10' 0" (4.65m x 3.05m)

**EN-SUITE SHOWER ROOM/WC**

**BEDROOM TWO**

11' 8" x 9' 10" (3.56m x 3m)

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**BEDROOM THREE**

12' 10" x 7' 8" (3.91m x 2.34m)

**BEDROOM FOUR**

8' 7" x 7' 7" (2.62m x 2.31m)

**FAMILY BATHROOM/WC**

**FORE GARDEN**

**DRIVEWAY**

**DOUBLE GARAGE**

18' 4" x 16' 8" (5.59m x 5.08m)  
with remote controlled doors,  
water supply, power supply,  
lighting and roof storage space

**GOOD SIZE ENCLOSED REAR  
GARDEN**















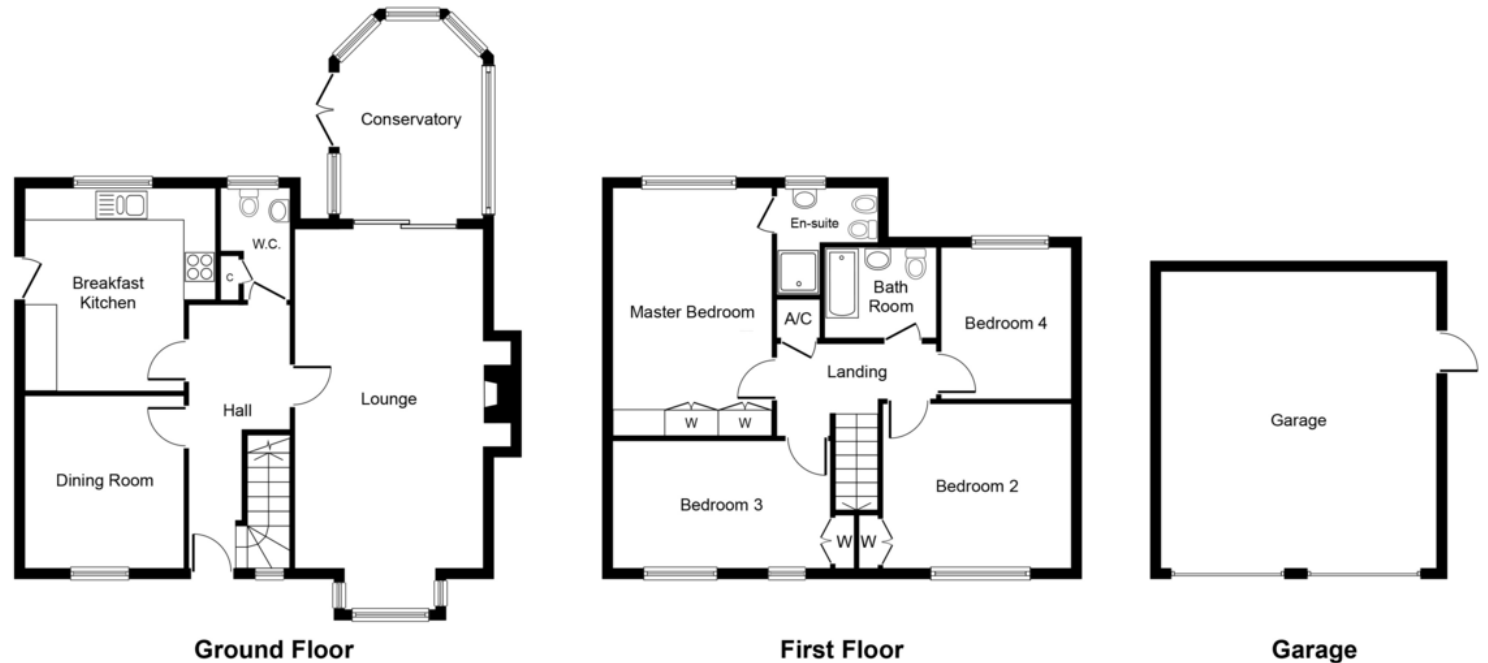


**Offers over £650,000**

**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)

**Ruxton Independent Estate Agents & Valuers LLP**  
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B91 3RB  
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**Approx. Gross Internal Floor Area 1,714 sq. ft. (159.3 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(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	