

29 Birchy Close

Solihull, B90 1QL





FOUR BEDROOM DETACHED DORMER STYLE BUNGALOW

- Detached Dormer Bungalow
- Four Bedrooms (Master En Suite)
- Spacious Lounge/Diner
- Further Scope for Development (STPP)
- Sought After Location
- Breakfast Kitchen
- In & Out Driveway
- Double Garage Plus Large Workshop
- Superb Rear Garden
- Fantastic Southerly Aspect Rear Garden

ACCOMMODATION

A fantastic opportunity to acquire this spacious four bedroom detached dormer style bungalow occupying a large plot within a sought after area. The property offers further scope for development (STPP) and has excellent living accommodation which briefly comprises; reception hall, sitting room/bedroom, fantastic lounge/diner, breakfast kitchen, family room/study, master bedroom with en-suite shower room/wc, family bathroom, landing area, two further bedrooms, In & out driveway, superb southerly aspect rear garden, detached double garage plus large workshop.



RECEPTION HALL

SITTING ROOM/BEDROOM

14' 4" x 12' 4" (4.37m x 3.76m)

FAMILY ROOM/STUDY

12' 4" max 5' 3" min x 11' 9" 6' 5"
(3.76m 1.6m x 3.58m 1.96m)

SPACIOUS LOUNGE/DINER

21' 9" x 18' 2" (6.63m x 5.54m)

BREAKFAST KITCHEN

18' 2" x 12' 0" (5.54m x 3.66m)

MASTER BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m)

JACK AND JILL EN-SUITE SHOWER ROOM

LARGE FAMILY BATHROOM/WC

12' 1" x 8' 1" (3.68m x 2.46m)

LANDING AREA

with storage into eaves

BEDROOM

14' 8" x 12' 1" back of wardrobe
(4.47m x 3.68m)

BEDROOM

14' 0" max 7' 4" min x 12' 4"
(4.27m 2.24m x 3.76m)

LARGE IN AND OUT DRIVEWAY

DOUBLE GARAGE

19' 2" x 15' 8" (5.84m x 4.78m)

opening to:

LARGE WORKSHOP

30' 5" x 15' 8" (9.27m x 4.78m)

door into the rear office

SUPERB SOUTHERLY ASPECT REAR GARDEN

NOTE - workshop and garage were used for a commercial business in the past and any prospective purchasers would be advised to confirm if they are able to carry on with a commercial practice with the local authority









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

Asking Price Of £715,000

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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Approx. Gross Internal Floor Area 2,569 sq. ft. (238.64 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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