

93 Ferndown Road

*Solihull, B91 2AX*





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

- Extended Detached Family Residence
- Four Bedrooms (Master En Suite)
- Sought after Location
- Spacious Lounge
- Superb Breakfast Kitchen & Open Plan Sitting & Dining Room Area
- Garage & Large Driveway
- Beautiful Southerly Aspect Rear Garden
- Study/Family Room
- Utility Room & Guest Cloakroom/WC
- Family Bathroom/WC

### **ACCOMMODATION**

An extended beautifully presented four bedroom traditional style detached residence situated in a sought after location. The property offers both double glazing and gas central heating. The excellent family living accommodation briefly comprises; open entrance porch, reception hall, guest cloakroom/wc, lounge, superb breakfast kitchen opening to sitting room and dining area, rear hall, study/family room, utility room, first floor landing, master bedroom with en-suite shower room/wc, three further bedrooms, family bathroom/wc, large driveway, garage and beautiful southerly aspect rear garden.



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**OPEN ENTRANCE PORCH**

**RECEPTION HALL**

**GUEST CLOAKROOM/WC**

**LOUNGE**

**16' 1" x 11' 10" (4.9m x 3.61m)**

**SUPERB BREAKFAST KITCHEN**

**12' 2" x 8' 7" (3.71m x 2.62m)**

opening to:

**DINING AND BREAKFAST AREA**

**18' 1" x 11' 9" (5.51m x 3.58m)**

**REAR HALLWAY**

**STUDY/FAMILY ROOM**

**10' 8" x 7' 0" (3.25m x 2.13m)**

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**16' 2" max 10' 10" min x 12' 0"**

**(4.93m 3.3m x 3.66m) fitted wardrobes**

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**EN-SUITE SHOWER ROOM/WC**

**BEDROOM TWO**

**15' 9" max x 12' 1" max (4.8m x 3.68m) fitted wardrobes**

**BEDROOM THREE**

**12' 0" x 12' 0" (3.66m x 3.66m) fitted wardrobes**

**BEDROOM FOUR**

**9' 7" x 7' 1" (2.92m x 2.16m)**

**FAMILY BATHROOM/WC**

**LARGE DRIVEWAY**

**GARAGE**

**16' 0" x 8' 4" (4.88m x 2.54m)**

**SUPERB ENCLOSED SOUTHERLY ASPECT REAR GARDEN**





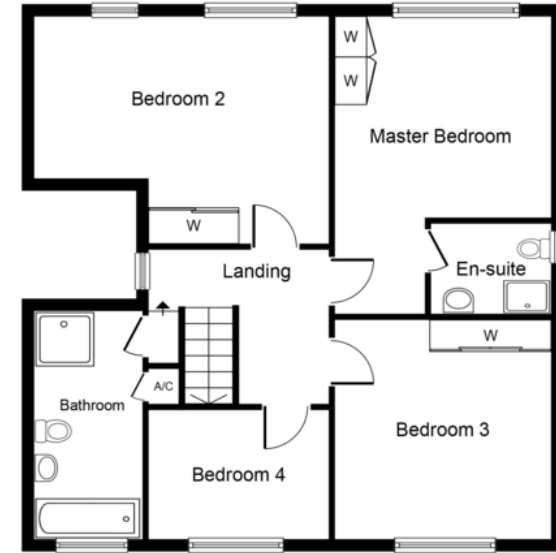
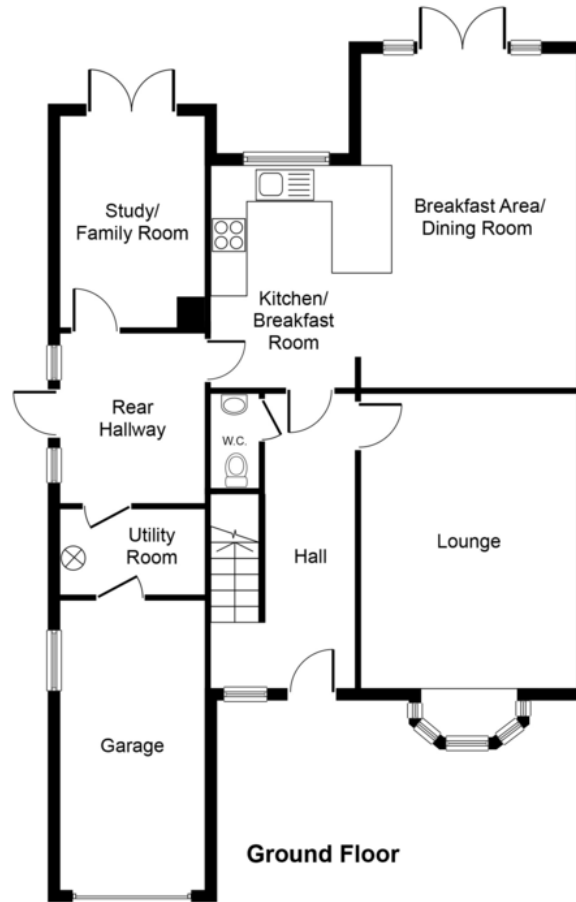




**Asking Price Of £675,000**

**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)



**Approx. Gross Internal Floor Area 1,760 sq.ft. (163.6 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>		81
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(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			