

# 75 Ferndown Road

*Solihull, B91 2AX*









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

- Detached Family Residence
- Four Bedrooms & Family Bathroom/WC
- Lounge & Dining Room
- Further Scope for Development (STPP)
- Kitchen & Breakfast Room
- Garage & Large Driveway
- Good Size Rear Garden
- Utility Room & Separate WC
- Gas Central Heating & Double Glazing
- No Upward Chain

### **ACCOMMODATION**

A four bedroom traditional style detached residence in need of some modernisation situated in a sought after location. The property offers further scope for development (STPP). The excellent family living accommodation briefly comprises; enclosed entrance porch, reception hall, cloakroom, spacious lounge area, dining room, breakfast room kitchen, utility room, separate wc, first floor landing, four bedrooms, bathroom/wc, large driveway, 1 1/2 width garage and good size rear garden. No Upward Chain. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.



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**ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL**

**CLOAKROOM**

**LOUNGE AREA**

**16' 7" x 13' 0" max (5.05m x 3.96m)**

**DINING AREA**

**11' 8" x 9' 0" (3.56m x 2.74m)**

**BREAKFAST ROOM**

**11' 1" x 11' 0" (3.38m x 3.35m)**

**KITCHEN**

**10' 6" x 7' 9" (3.2m x 2.36m)**

**UTILITY AREA**

**SEPARATE WC**

**GOOD SIZE FIRST FLOOR LANDING**

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**BEDROOM ONE**

**16' 8" x 10' 10" (5.08m x 3.3m)**

**BEDROOM TWO**

**13' 7" x 9' 10" (4.14m x 3m)**

**BEDROOM THREE**

**12' 5" x 8' 4" (3.78m x 2.54m)**

**BEDROOM FOUR**

**10' 7" x 8' 4" (3.23m x 2.54m)**

**FAMILY BATHROOM/WC**

**FORE GARDEN**

**LARGE DRIVEWAY**

**1 1/2 WIDTH GARAGE**

**15' 0" x 12' 0" (4.57m x 3.66m)**

garage door with remote control operation

**GOOD SIZE ENCLOSED REAR GARDEN**













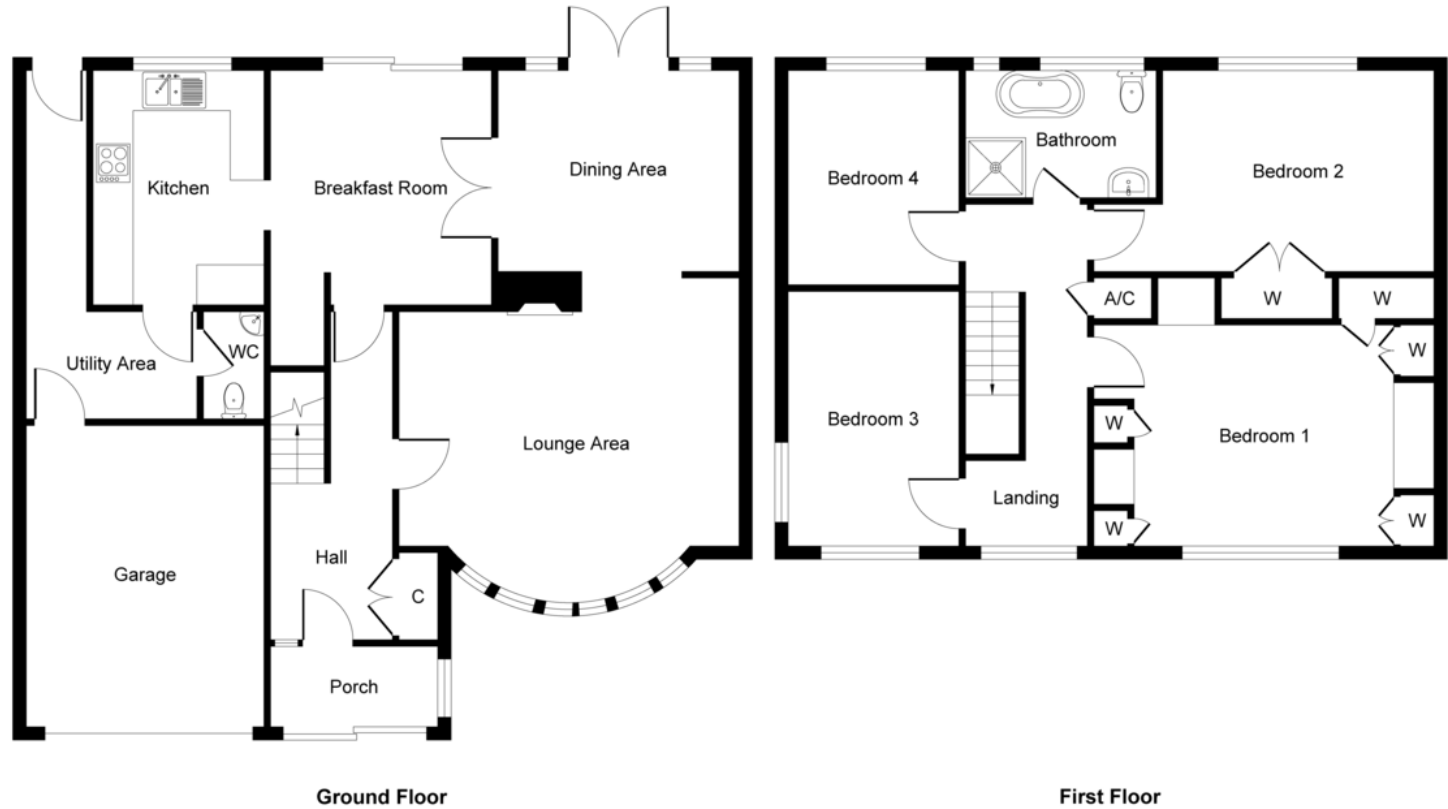




**Asking Price Of £585,000**

**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 1,753 sq. ft. (162.87 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

**Ruxton Independent Estate Agents & Valuers LLP**

6 The Square, Solihull  
B91 3RB  
0121 704 0100



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