

56 Ferndown Road

*Solibull, B91 2BA*





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

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- Spacious Lounge
- Superb Modern Fitted Breakfast Kitchen
- Sought After Location
- Garage & Large Driveway
- Family Bathroom
- Utility Room & Separate WC
- Large Conservatory
- Beautiful Landscaped Rear Garden

### **ACCOMMODATION**

A beautifully presented 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; enclosed entrance porch, reception hall, guest cloakroom/wc, lounge, superb modern fitted dining kitchen, large conservatory, utility room, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, loft room, driveway, garage and beautiful well screened landscaped rear garden.



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**ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL**

**GUEST CLOAKROOM /WC**

**LOUNGE**

**20' 3" max x 12' 7" (6.17m x 3.84m)**

**SUPERB DINING KITCHEN**

**22' 10" x 13' 3" (6.96m x 4.04m)**  
opening to:

**LARGE CONSERVATORY**

**11' 7" x 9' 11" (3.53m x 3.02m)**

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**14' 11" max x 13' 1" (4.55m x 4.04m)** with a pod point and aircon

**EN SUITE SHOWER ROOM/WC**

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**BEDROOM TWO**

**13' 3" x 8' 5" (4.04m x 2.57m)**

**BEDROOM THREE**

**10' 8" x 9' 5" (3.25m x 2.87m)**

**BEDROOM FOUR**

**9' 8" x 7' 9" max (2.95m x 2.36m)**

**FAMILY BATHROOM/WC**

**LOFT ROOM**

**15' 2" x 10' 6" (4.62m x 3.2m)**

**LARGE DRIVEWAY**

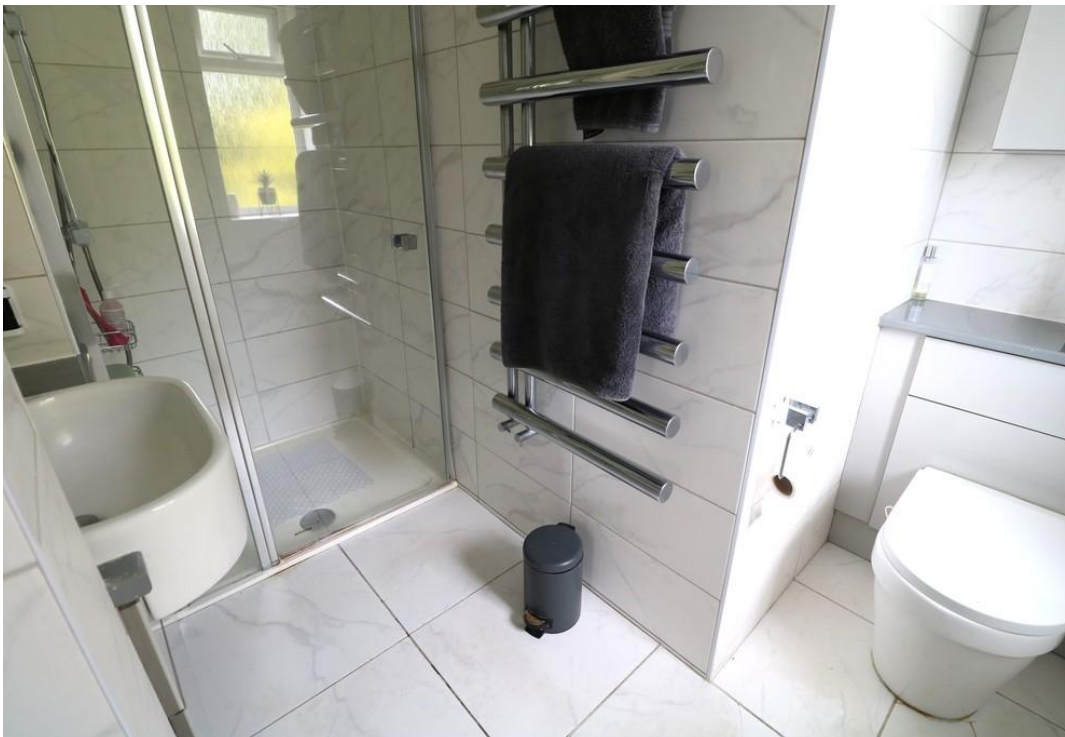
**GARAGE**

**20' 3" x 8' 6" (6.17m x 2.59m)**

**ENCLOSED LANDSCAPED WELL  
SCREENED REAR GARDEN**





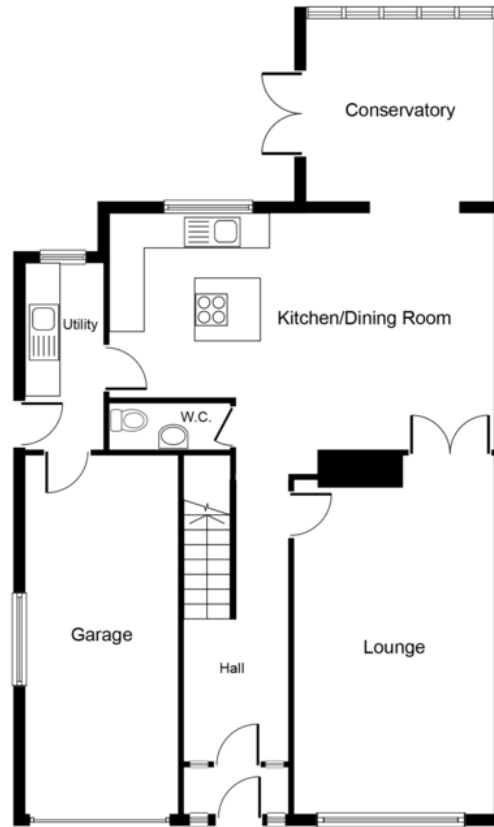




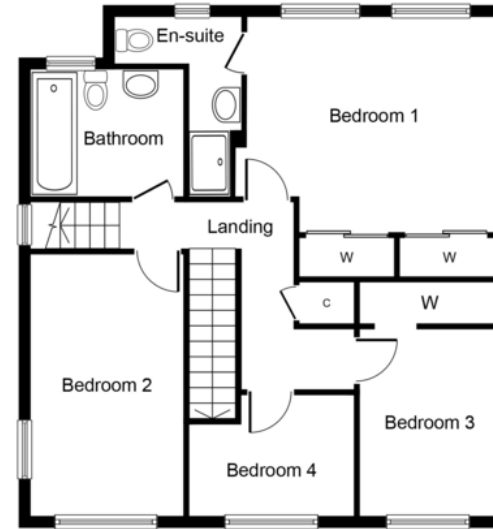
**Asking Price Of £675,000**

**TENURE:**

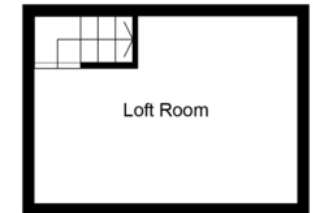
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



**Ground Floor**



**First Floor**



**Second Floor**

**Approx. Gross Internal Floor Area 1,908 sq.ft. (177.3 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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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> |         |           |
| (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 |          |         |           |
|   |          | 58      | 69        |

EU Directive 2002/91/EC  
England, Scotland & Wales