

19 Clarewell Avenue

Solihull, B91 3YD





FIVE BEDROOM DETACHED RESIDENCE

- Detached Family Residence
- Five Bedrooms (Master En Suite)
- Sought after Location
- Walking Distance of Solihull Town Centre
- Tudor Grange Catchment
- Large Garage & Driveway
- Southerly Aspect Rear Garden
- Superb Dining Kitchen
- Guest Cloakroom/WC
- No Upward Chain

ACCOMMODATION

An extended well presented five bedroom detached residence enjoying a cul de sac position within the sought after Hillfield area of Solihull. The property benefits from having gas central heating and double glazing. The accommodation briefly comprises; entrance hall, guest cloakroom/wc, lounge, superb dining kitchen, first floor landing, master bedroom with en suite shower room/wc, four further bedrooms, family bathroom/wc, fore garden, driveway, 1 1/2 width garage and good size southerly aspect rear garden. No Upward Chain.



ENTRANCE HALL

GUEST CLOAKROOM/WC

LOUNGE

14' 4" x 14' 0" max (4.37m x 4.27m)

SUPERB DINING KITCHEN

30' 5" x 11' 9" max 10' 2" min (9.27m x 3.58m 3.1m)

WALK IN PANTRY

FIRST FLOOR LANDING

airing cupboard

MASTER BEDROOM

11' 5" x 10' 8" (3.48m x 3.25m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

15' 6" x 12' 1" (4.72m x 3.68m)

BEDROOM THREE

12' 0" x 9' 0" max (3.66m x 2.74m)

BEDROOM FOUR

10' 0" x 8' 1" (3.05m x 2.46m)

BEDROOM FIVE

9' 0" x 7' 3" (2.74m x 2.21m)

FAMILY BATHROOM/WC

FORE GARDEN

DOUBLE DRIVEWAY

1 1/2 WIDTH GARAGE

16' 2" x 12' 2" (4.93m x 3.71m)

ENCLOSED SOUTHERLY ASPECT

REAR GARDEN





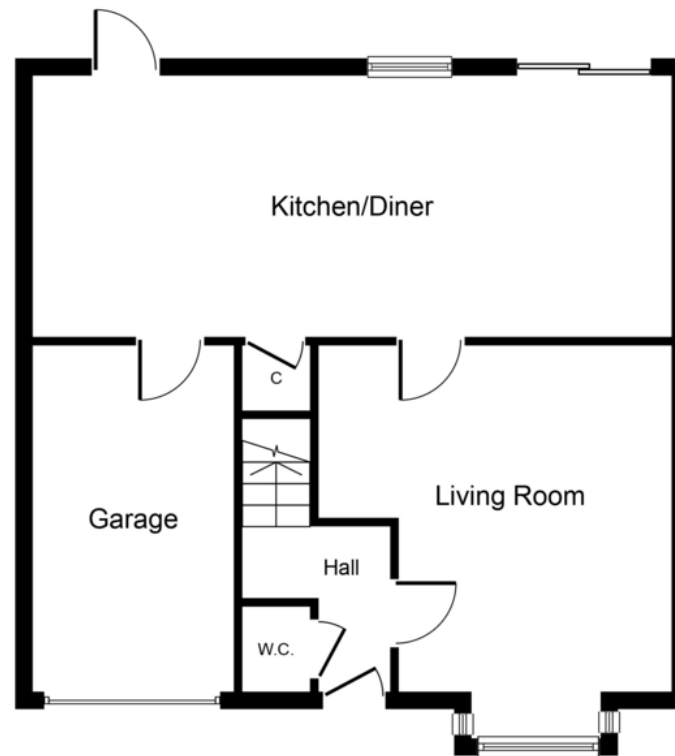




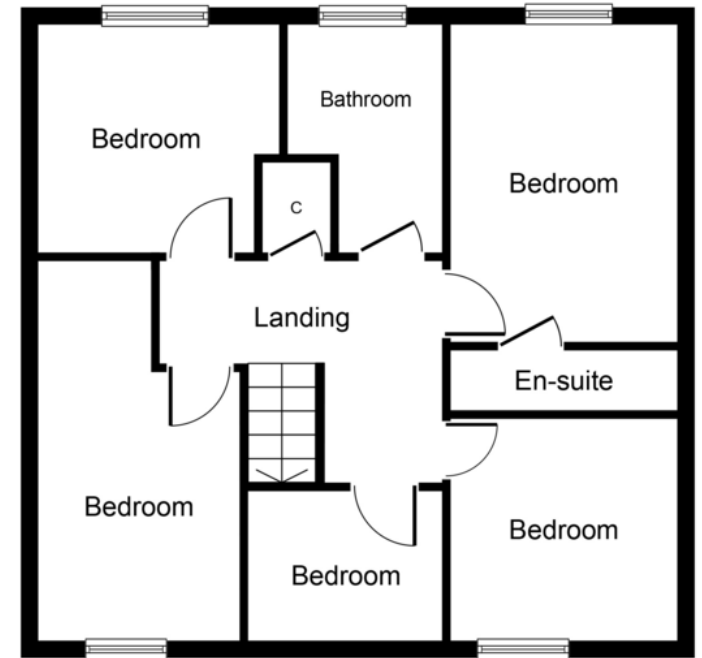
Asking Price Of £639,950

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

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	79
England, Scotland & Wales			
EU Directive 2002/91/EC			