



SIX BEDROOM DETACHED RESIDENCE

-Substantial Detached Residence

- -Six Bedrooms & Three Bathrooms
- -Further Scope for Development (STPP)
- -Large Plot
- -Sought After Location
- -Private Road Position
- -Three Reception Room
- -Beautiful Rear Garden
- -No Upward Chain

ACCOMMODATION

A rare opportunity to acquire this substantial six bedroom, uniquely designed detached residence occupying a wide plot with further scope for development (STPP). The property enjoys a private road position within a sought after location. The excellent living accommodation briefly comprises; reception hall, guest cloakroom/wc, dual aspect lounge, large sun room, dining room, breakfast kitchen, utility room, three bedrooms (one with en suite shower room/wc) family bathroom/wc, superb galleried landing, master bedroom with en suite bathroom/wc, two further double bedrooms, fore garden, large driveway, carport and fantastic rear garden. No Upward Chain.



EPC: D Council Tax Band: F

RECEPTION HALL understairs storage cupboard

GUEST CLOAKROOM/WC

DINING ROOM 13' 10" x 11' 6" (4.22m x 3.51m)

DUAL ASPECT LOUNGE 23' 0" x 11' 9" (7.01m x 3.58m)

LARGE SUN ROOM 15' 5" x 11' 3" (4.7m x 3.43m)

BREAKFAST KITCHEN 15' 10" x 10' 3" (4.83m x 3.12m)

BEDROOM 12' 2" x 10' 10" (3.71m x 3.3m)

EN-SUITE SHOWER ROOM/WC

BEDROOM 14' 0" x 9' 5" (4.27m x 2.87m)

BEDROOM 12' 2" x 8' 0" (3.71m x 2.44m) SUPERB GALLERIED LANDING

MASTER BEDROOM 17' 5" x 13' 4" (5.31m x 4.06m)

EN-SUITE BATHROOM/WC

BEDROOM 24' 9" x 13' 4" (7.54m x 4.06m)

BEDROOM 13' 4" x 11' 1" (4.06m x 3.38m)

FORE GARDEN

LARGE DRIVEWAY

CARPORT

SUPERB ENCLOSED REAR GARDEN with double gates to the side























*** DRAFT DETAILS *** Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

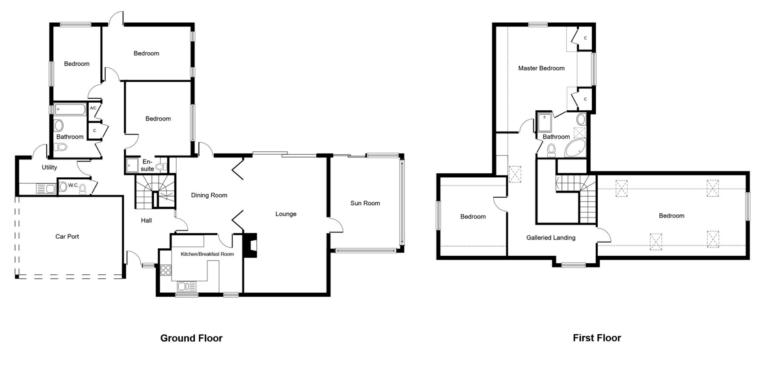
Asking Price Of £795,000

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 6 The Square, Solihull B91 3RB 0121 704 0100



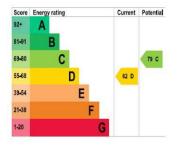


Approx. Gross Internal Floor Area 2,854 sq.ft. (265.2 sq.m.)

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.
Copyright V360 Ltd 2024 | www.houseviz.com

Floorplan – For identification purposes only

The Property



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.