

19 Cheltondale Road

Solihull, B91 1EJ





FOUR BEDROOM SEMI DETACHED RESIDENCE

- Semi-Detached Family Residence
- Four Bedrooms (Master En Suite)
- Open Plan Lounge/Dinner
- Superb Fitted Breakfast Kitchen
- Garage & Driveway
- Family Bathroom
- Separate WC
- Sought After Location
- No Upward Chain

ACCOMMODATION

A beautifully presented four bedroom, larger style semi detached residence, refurbished throughout with a perfect mix of modern living accommodation, retaining its traditional character. This is a fantastic opportunity to purchase a family home in a sought after residential area, with easy access to transport links. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises, endosed entrance porch, reception hall, open-plan lounge/diner with superb breakfast kitchen, guest cloakroom/wc, first floor landing, master bedroom with en suite shower room/wc, three further bedrooms, family bathroom/wc, large driveway, garage, and enclosed good size rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

LOUNGE

11' 10" x 18' 7" (3.62m x 5.68m)

DINING ROOM

14' 5" x 11' 10" (4.41m x 3.61m)

SUPERB BREAKFAST KITCHEN

13' 2" x 11' 0" (4.02m x 3.37m)

UTILITY ROOM

4' 1" x 26' 6" (1.26m x 8.08m)

GUEST CLOAKROOM/WC

FIRST FLOOR LANDING

MASTER BEDROOM

11' 6" x 14' 0" (3.53m x 4.29m)

with a walk in closet

EN SUITE SHOWER ROOM/WC

BEDROOM TWO

12' 0" x 17' 1" (3.66m x 5.23m)

BEDROOM THREE

11' 9" x 12' 2" (3.60m x 3.71m)

BEDROOM FOUR

7' 7" x 9' 2" (2.32m x 2.81m)

FAMILY BATHROOM/WC

6' 7" x 8' 11" (2.02m x 2.73m)

LARGE DRIVEWAY

GARAGE

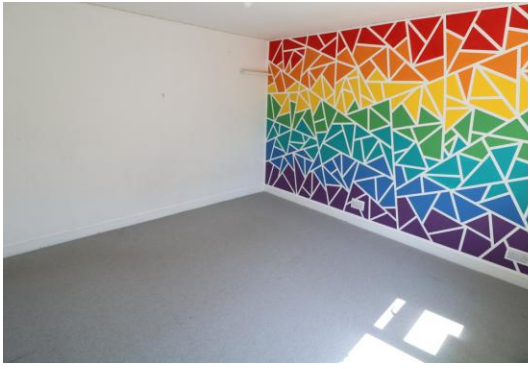
8' 0" x 15' 3" (2.45m x 4.65m)

ENCLOSED GOOD SIZE REAR

GARDEN









*** 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 £565,000

TENURE:

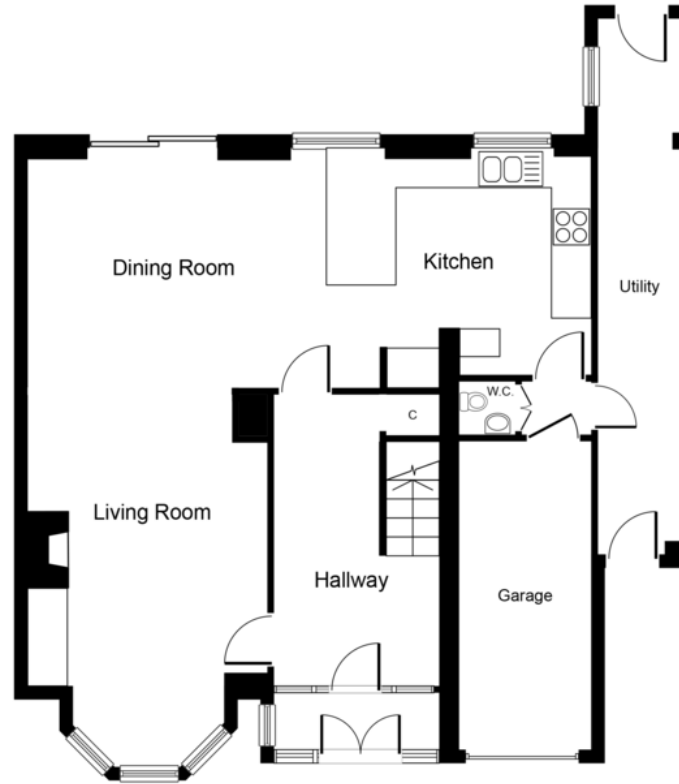
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Ruxton Independent Estate Agents & Valuers LLP

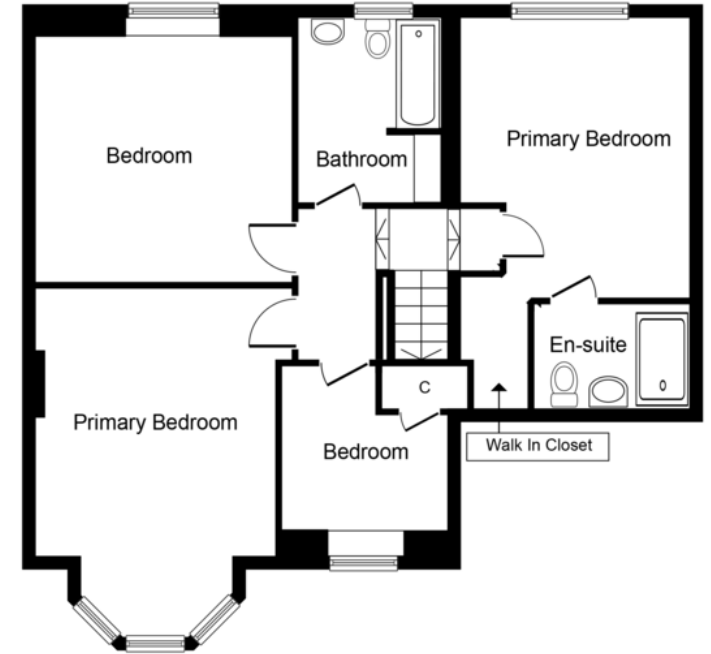
6 The Square, Solihull
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Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.



Ground Floor



First Floor

Approx. Gross Internal Floor Area 1,735 sq. ft. (161.2 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.

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