

25 Netherwood Close

Solihull, B91 1DU





LARGE FOUR/FIVE TRADITIONAL STYLE FAMILY HOME

- Extended Detached Family Residence
- 4/5 Bedrooms
- Further Scope for Development (STPP)
- Excellent School Catchment
- Three Reception Rooms
- Superb Rear Garden
- Double Length Garage & Large Driveway
- Cul de Sac Position
- Guest Cloakroom/WC
- No Upward Chain

ACCOMMODATION

A great opportunity to acquire a large 4/5 bedroom traditional style family home, occupying a substantial plot with further scope for development (STPP). The property enjoys a cul de sac position within a sought after location, close to desirable parks and excellent schools. The spacious living accommodation briefly comprises; endosed entrance porch, reception hall, guest cloakroom/wc, dining room, lounge, breakfast room, breakfast kitchen, first floor landing, five bedrooms, bathroom, separate wc, large block paved driveway, double garage and superb rear garden. No Upward Chain.



ENCLOSED ENTRANCE PORCH

RECEPTION HALL

understairs storage cupboard

GUEST CLOAKROOM/WC

DINING ROOM

14' 5" into bay x 13' 4" (4.39m x 4.06m)

LOUNGE

14' 5" x 13' 5" (4.39m x 4.09m)

BREAKFAST ROOM

10' 0" max 7' 9" min x 8' 5"
(3.05m 2.36m x 2.57m)

BREAKFAST KITCHEN

17' 0" x 8' 5" (5.18m x 2.57m)

FIRST FLOOR LANDING

attic having pull down ladders and
boarding

BEDROOM ONE

14' 5" x 14' 1" (4.39m x 4.29m)

BEDROOM TWO

15' 3" into bay x 12' 7" (4.65m x 3.84m)

BEDROOM THREE

12' 9" max 4' 0" min x 9' 6" max
(3.89m 1.22m x 2.9m)

BEDROOM FOUR

11' 4" x 10' 0" (3.45m x 3.05m)
leading to:

BEDROOM FIVE

12' 4" x 10' 8" (3.76m x 3.25m)

BATHROOM/WC

LARGE BLOCK PAVED DRIVEWAY

TANDEM LENGTH GARAGE

30' 9" x 11' 7" max 7' 10" min
(9.37m x 3.53m 2.39m)

SUPERB ENCLOSED REAR GARDEN









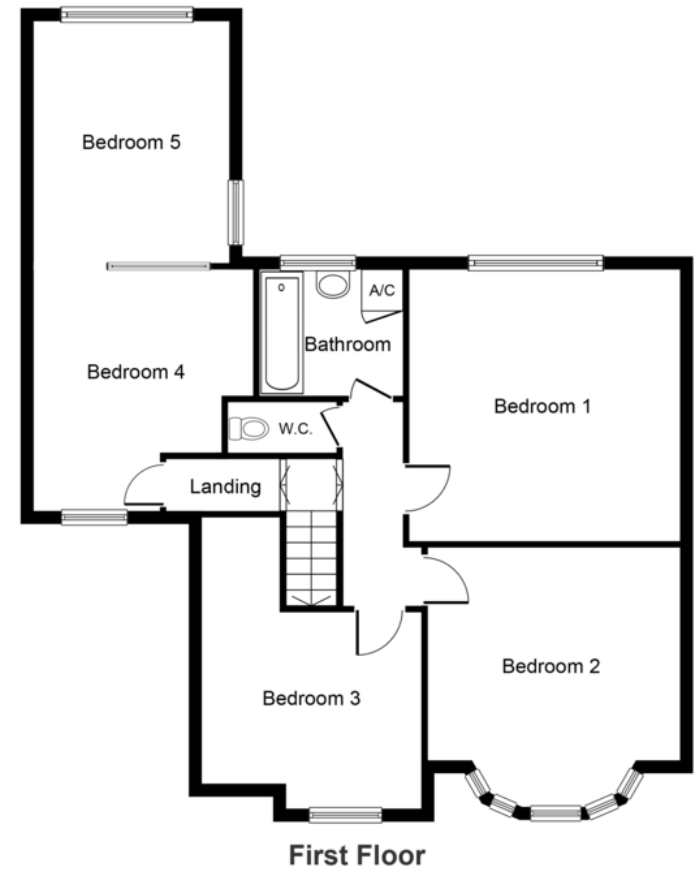
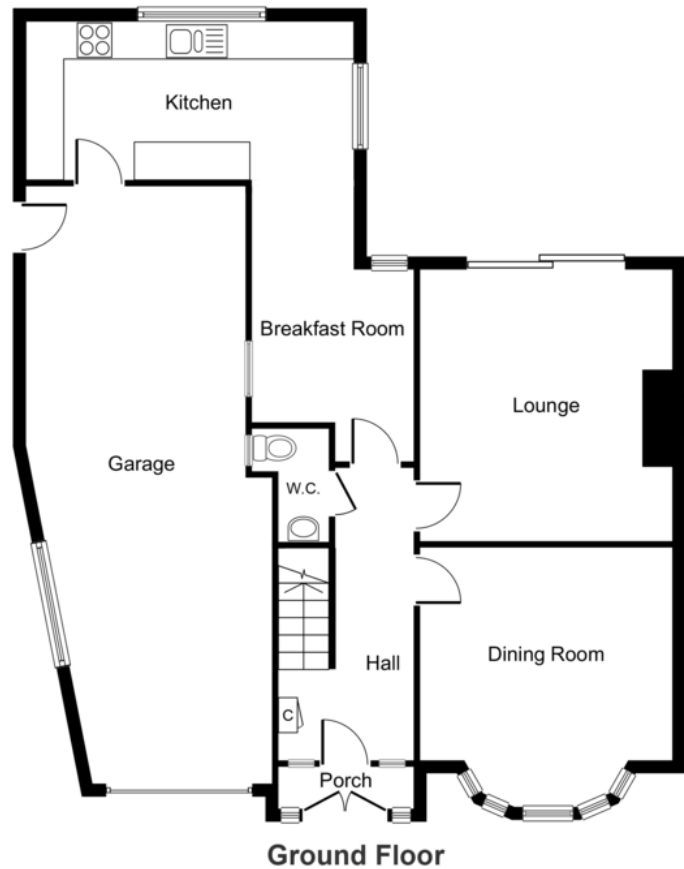
Asking Price Of £685,000

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

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Approx. Gross Internal Floor Area 2,012 sq.ft. (186.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		