

642 Streetsbrook Road

Solihull, B91 1LB





FIVE BEDROOM SEMI-DETACHED RESIDENCE

- Stunning Garden
- Access To Solihull Train & Bus Station
- Five Double Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Conservatory
- Utility and Guest Cloakroom
- Driveway
- Walking Distance to Solihull
- No Upward Chain

ACCOMMODATION

Ruxton are delighted to offer for sale this impressive five-bedroom semi-detached family home, ideally located on the highly sought-after Streetsbrook Road, just a short walk from Solihull Town Centre. This prime location provides the perfect balance of suburban living with easy access to all the amenities and attractions the town has to offer.



GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Double glazed French doors and side door to garage.

ENTRANCE HALL

Bright and spacious leading to reception rooms, kitchen, utility and Cloakroom.

UTILITY ROOM

Spacious has storage and plumbing for a washing machine and further space for a tumble dryer. There is also a door leading to the garage.

FIRST RECEPTION ROOM

14' 8" x 11' 2" (4.488m x 3.420m)

Large bay window that lets in lots of natural light, original wood flooring and bi-fold double opening doors leading through to the second reception room.

SECOND RECEPTION ROOM

13' 4" x 11' 11" (4.089m x 3.649m)

This room features a charming chimney breast with a gas coal effect fire on a marble hearth. A bay window with French doors leads to the patio area and the garden.

KITCHEN/DINER/CONSERVATORY

16' 5" x 24' 0" (5.010m x 7.340m)

Large L Shaped Extended Breakfast Kitchen with feature beamed ceiling and glass double doors leading to the conservatory and garden.

FIRST FLOOR

BEDROOM ONE

13' 10" x 11' 11" (4.237m x 3.653m)

Double bedroom with bay window, fitted wardrobe and desk space

BEDROOM TWO

12' 5" x 14' 11" (3.793m x 4.548m)

Double bedroom, fitted wardrobes and beautiful window seat overlooking to garden.

BEDROOM THREE

11' 6" x 10' 0" (3.521m x 3.053m)

Double bedroom and fitted wardrobe, window overlooking the garden

BEDROOM FOUR

9' 1" x 10' 9" (2.783m x 3.289m)

Another double bedroom overlooking the front of the property.

BATHROOM

6' 0" x 14' 6" (1.850m x 4.437m)

SECOND FLOOR

BEDROOM FIVE

15' 3" x 16' 10" (4.668m x 5.135m)

ENSUITE

OUTSIDE

GARAGE

LARGE GARDEN TO THE REAR

With access to Solihull Train Station.









Asking Price Of £850,000

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 2266 sq. ft / 210.50 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		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		