

77 Skelcher Road

*Solihull, B90 2EY*









## ***FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE***

- Popular Suburban Location
- Four Good Size Bedrooms
- Exceptionally Well Presented
- Modern Fully Fitted kitchen/Family Room
- Superb Modern Bath/Shower Room
- Outstanding Rear Garden
- Parking to Front
- Garden Room/Office/Bar
- Viewing Essential

### **ACCOMMODATION**

An exceptional tastefully modernised and extended four-bedroom traditional style semi detached residence situated in a sought after suburban area. Benefitting from gas central heating and double glazing. The accommodation briefly comprises; entrance porch, reception hall, guest wc, lounge, extended open plan family and dining room with modern fully fitted kitchen with integrated appliances, kitchen island and patio doors, landing with a study area, four good size bedrooms and a superb bath/shower room/wc. To the front is forecourt parking, garage to side. To the rear is a large fence enclosed and particularly stunning lawn garden with patio area, vegetable plots and feature garden room/office/bar. Internal viewing is essential to fully appreciate this outstanding dwelling home.



**DOUBLE GLAZED ENTRANCE PORCH**

**RECEPTION HALL**  
Understairs storage.

**GUEST W/C**

**LOUNGE**  
**18' 8" x 11' 2" (5.698m x 3.405m)**  
Spacious room with doors opening to:-

**FAMILY/DINING/KITCHEN AREA**  
**17' 6" x 16' 11" (5.335m x 5.163m)**  
A stunning extended space with modern fully fitted kitchen, with fully integrated Neff cooking appliances, feature kitchen island, skylight windows and patio doors to rear.

**FIRST FLOOR LANDING**  
With an incorporated study area.

**BEDROOM ONE (FRONT)**  
**13' 5" x 10' 3" (4.096m x 3.147m)**

**BEDROOM TWO (REAR)**  
**11' 8" x 10' 10" (3.579m x 3.322m)**

**FAMILY BATH/SHOWER ROOM**  
Spacious with modern four-piece suite.

**SECOND FLOOR LANDING**

**BEDROOM THREE (FRONT)**  
**13' 4" x 9' 1" (4.077m x 2.789m)**

**BEDROOM FOUR**  
**16' 1" x 8' 1" (4.917m x 2.470m)**

**OUTSIDE**

**FRONT**  
Forecourt parking.

**SIDE**  
Garage useful for storage.

**REAR**  
An outstanding enclosed large lawn garden, patio area and vegetable plots.

**GARDEN ROOM/OFFICE/BAR**  
Good size space.













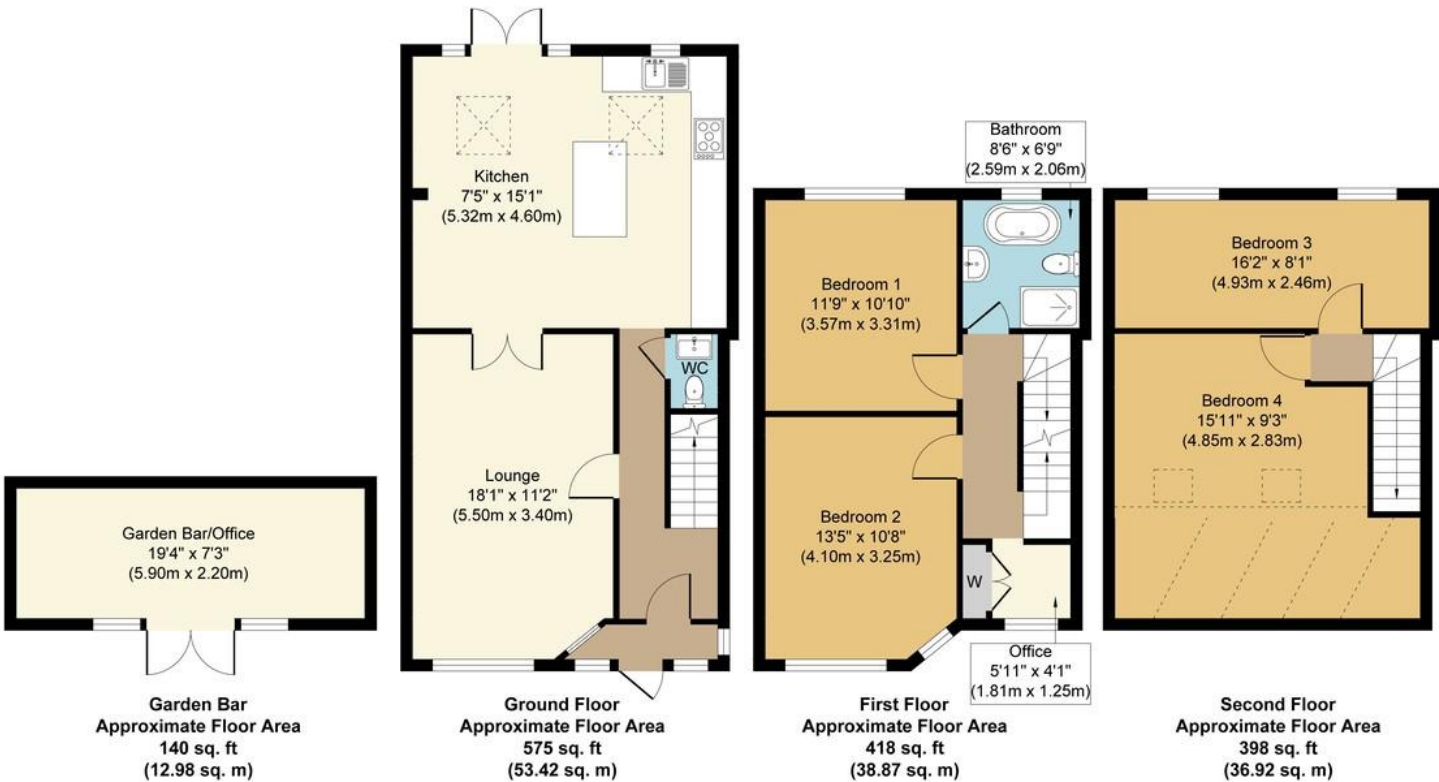




**Asking Price Of £445,500**

**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



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 2025 | [www.houseviz.com](http://www.houseviz.com)

Floorplan – For identification purposes only



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.

