

# 12 White House Way

*Solihull, B91 1SE*





## ***SPACIOUS FOUR BEDROOM DETACHED PROPERTY***

- EXTREMELY DESIRABLE LOCATION
- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE/DINING ROOM
- LARGE CONSERVATORY
- PRIVACY TO FRONT AND REAR
- KITCHEN
- ESTABLISHED GARDENS
- FOUR BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS WC

A rare opportunity to buy a spacious four bedroom residence on the popular White House Way development. A spacious four bedroom detached property in a very sought after part of Solihull, within walking distance to Solihull Town Centre. This property is set in a beautiful cul-de-sac and has privacy to the front and rear. The accommodation requires modernisation throughout and currently has gas warm air heating. It briefly comprises of a porch, lounge/diner, large conservatory with a tinted glass roof, private spacious mature rear garden, kitchen and downstairs WC. Upstairs there are four good sized bedrooms and a family bathroom. To the front there is a driveway for four /five cars, an outside light, lawn, shrubbery and trees. To the rear the garden is extremely well cared for with lawn, shrubbery, plants and trees. It is well established and private. There is a side entrance and a double garage.



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**APPROACH**

A beautiful private setting at the end of a cul-de-sac with a driveway for four cars. Lawn, shrubbery and trees.

**PORCH**

Tiled floor, light, UPVC windows and door to hall way.

**HALLWAY**

Spacious with a window to the side, door to downstairs WC and door to cupboard housing gas warm air heating system.

**LOUNGE/DINING ROOM**

Spacious L-shaped room with a window to the front, patio doors and window to rear.

**KITCHEN**

L-shaped kitchen, with large windows to rear, space for dishwasher, cooker with extractor above, fridge freezer, storage cupboards, tiled floor, door to utility area and larder with light.

**CONSERVATORY**

A spacious conservatory with a tinted glass roof and tiled flooring.

**UTILITY ROOM**

Airing cupboard, space for washing machine, space for fridge/freezer and larder with lighting.

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**DOWNSTAIRS WC**

Low level WC, sink and vanity unit and tiled flooring.

**LANDING**

With loft hatch and doors leading to all bedrooms and family bathroom.

**MASTER BEDROOM**

Window to front and fitted wardrobes.

**BEDROOM TWO**

Double fitted wardrobes and a window to front.

**BEDROOM THREE**

With fitted wardrobes and window to rear.

**BEDROOM FOUR**

Window to rear and built in desk.

**FAMILY BATHROOM**

Window to side, spotlights, tiled flooring, corner shower cubicle, bath, sink and vanity storage.

**GARDEN**

A beautiful, private, well established and maintained rear garden with a patio area, lawn, trees and shrubbery.

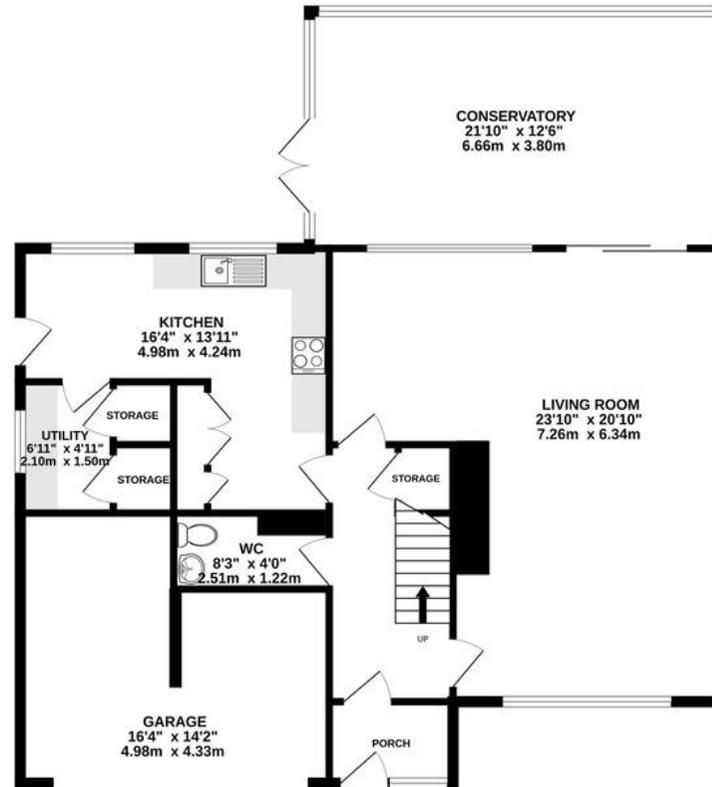




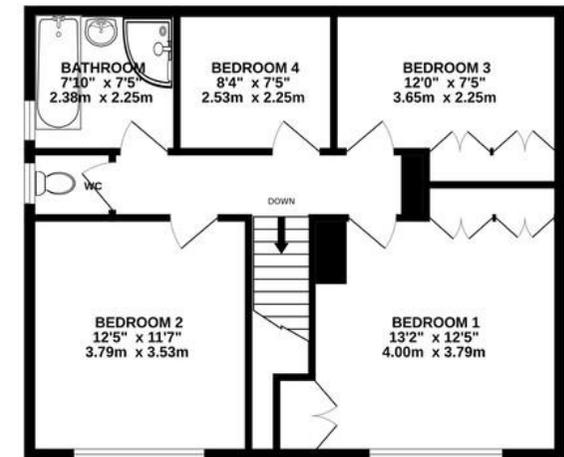




GROUND FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1882 sq.ft. (174.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.

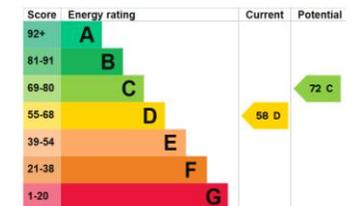
Asking Price Of £715,000

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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The graph shows this property's current and potential energy rating.