



4 Ragley Close, B93 9NU

Sale Price of Offers in Excess of £700,000



**Love
Property Co.**

4 Ragley Close, Knowle, Solihull, B93 9NU

Tenure – Freehold
EPC Rating – C
Council Tax Band - F

Love Property Co are pleased to offer this rare to market 2086.3 sq. ft (193.8 sq. meters) property situated on a B93 premier road within the esteemed Arden Academy catchment area. This four double bedroom detached dormer bungalow is sold with ****NO CHAIN**** presents an exceptional opportunity for those who want to live in a quiet close and offers the chance to create a bespoke living space tailored to individual tastes and requirements.

Upon entering the property, you are greeted by an entrance hallway with its double-height ceilings, two Velux windows creating natural light.

The hallway leads to a large lounge/living room that overlooks the garden, study, WC and good-sized kitchen/diner with an integrated Range Master and integrated white goods with ample cupboards and worktops. Next to the kitchen is the utility with plumbing for a washing machine and space for a tumble dryer with storage cupboards.

Offering versatile living arrangements, the ground floor is home to two bedrooms and a shower room, providing convenience and functionality for occupants of all ages. Meanwhile, the first floor boasts an additional two bedrooms (master with en-suite) and a family bathroom, ensuring privacy and comfort for all residents.

Throughout the ground floor hallway, kitchen/dining and the study, there is lovely laminate flooring.

The property benefits from a mature large mainly lawned garden and a good sized patio, perfect for those who appreciate outdoor living and al fresco dining.

Noteworthy for its outstanding potential subject to obtaining planning permission, this property is ideal for those with a vision for transformation. The spacious layout offers endless possibilities for reconfiguration and modernisation, allowing the creation of a contemporary and stylish home tailored to individual preferences.



PROPERTY MEASUREMENTS:

LOUNGE/LIVING ROOM

18' 4" X 11' 10" (5.59m x 3.61m)

KITCHEN/DINER

19' 3" X 9' 10" (5.88m x 3.00m)

UTILITY

18' 7" X 4' 8" (5.66m x 1.42m)

STUDY

12' 2" X 7' 9" (3.71m x 2.36m)

CONSERVATORY

9' 11" X 9' 10" (3.02m x 3.00m)

SHOWER ROOM (GROUND FLOOR)

5' 11" X 7' 1" (1.80m x 2.16m)

WC (GROUND FLOOR)

2' 9" X 6' 0" (0.83m x 1.82m)

BEDROOM ONE (FIRST FLOOR)

15' 1" X 12' 6" (4.59m x 3.80m)

EN-SUITE BEDROOM ONE (FIRST FLOOR)

5' 5" X 5' 9" (1.65m x 1.74m)

BEDROOM TWO (FIRST FLOOR)

12' 5" X 12' 6" (3.78m x 3.80m)

BEDROOM THREE (GROUND FLOOR)

15' 1" X 10' 0" (4.59m x 3.05m)

BEDROOM FOUR (GROUND FLOOR)

8' 10" X 11' 6" (2.69m x 3.51m)

FAMILY BATHROOM (FIRST FLOOR)

6' 7" X 5' 7" (2.00m x 1.70m)

GARAGE

34'1" X 10' 4" (10.40m x 3.14m)

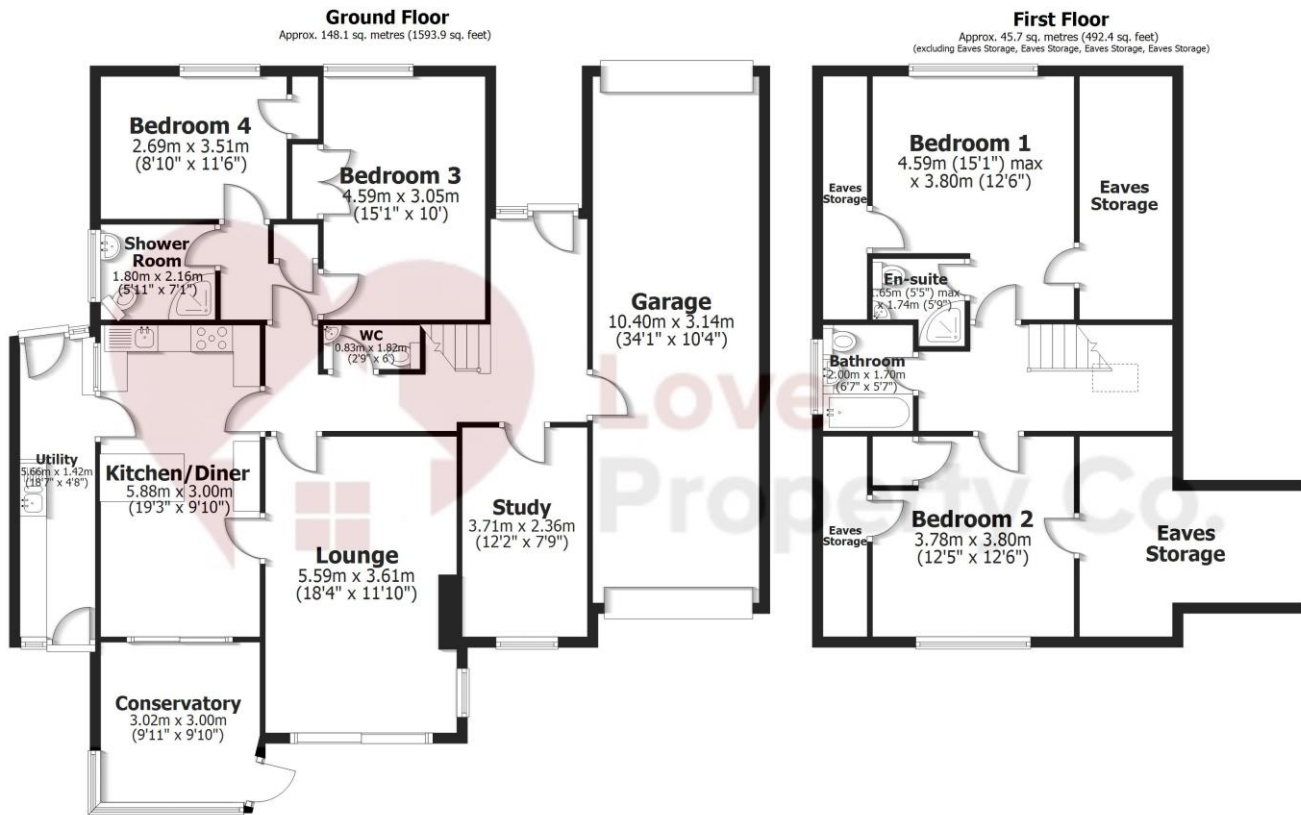
TOTAL SQUARE FOOTAGE

2086.3 sq. Feet (193.8 sq. Metres) approx.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total area: approx. 193.8 sq. metres (2086.3 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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