

# 11 Baginton Close

*Solihull, B91 2UL*









## ***FOUR DOUBLE BEDROOM DETACHED RESIDENCE***

- Modern Detached
- Four Double Bedrooms
- Superb Cul-de-Sac Location
- Central Solihull
- Two Reception Rooms
- Superb Fitted Breakfast Kitchen
- Guest WC
- Attractive Bathroom and Ensuite
- No Chain

### **ACCOMMODATION**

A particularly well appointed four double bedroom modern detached residence nestled within a highly sought after and pleasant cul-de-sac in central Solihull. This property is tastefully presented throughout and provides an exceptional dwelling home for a family. Benefitting from gas central heating, UPVC double glazing, quality high specification fittings and modern internal doors throughout. The accommodation briefly comprises: reception hallway, guest wc, L-shaped lounge with feature fireplace, outstanding modern fully fitted galley style breakfast kitchen, dining room, first floor landing, master bedroom with attractive en-suite shower room/wc, three further double bedrooms, spacious modern family bathroom with four-piece suite, attractive gardens front and rear, block paved drive with parking for several vehicles, carport and garage. NO CHAIN. Viewing is highly recommended.

EPC: D Council Tax Band: F



#### RECEPTION HALL

UPVC entrance door with feature leaded lights, cloaks and storage cupboard. Access to garage. Stairs off.

#### GUEST WC

Modern fittings.

#### L-SHAPED LOUNGE

**18' 2" x 22' 9" (5.557m x 6.938m) approx.**  
(maximum) Feature UPVC double glazed window, attractive granite effect fireplace, wall light points.

#### MODERN FITTED GALLERY BREAKFAST KITCHEN

**14' 11" x 8' 4" (4.553m x 2.559m) approx.** State of the art sleek John Lewis fully fitted kitchen with premium lacquered fitted base and wall cupboard units, corian seamless worktops. Integrated electric hob with extractor hood over and oven under. One and half bowl sink unit with mixer taps. Amtico floor tiling.

#### DINING ROOM

**11' 9" x 9' 10" (3.582m x 3.013m) approx.**  
Amtico flooring, double glazed patio doors to rear and side.

#### FIRST FLOOR T-SHAPED LANDING

Loft access. Built-in airing cupboard, useful built-in storage cupboard.

#### BEDROOM ONE (REAR)

**13' 0" x 9' 2" (3.966m x 2.807m) approx.** Two double glazed windows, feature fitted sliding door wardrobes.

#### EN-SUITE SHOWER ROOM

Attractive and good size with a wide shower cubicle, inset vanity basin and low level flush wc. Feature tiling. Heated towel rail.

#### BEDROOM TWO (REAR)

**11' 10" x 11' 11" (3.628m x 3.646m) approx.**  
Good size double bedroom with fitted wardrobes and dressing table.

#### BEDROOM THREE (FRONT)

**10' 4" x 9' 9" (3.168m x 2.987m) approx.** Double bedroom with extended views to front. Fitted wardrobe, cupboard space and dressing table.

#### BEDROOM FOUR (FRONT)

**10' 0" x 8' 2" (3.070m x 2.494m) approx.** Fitted wardrobe and cupboard space with dressing table.

#### FAMILY BATHROOM/WC

**8' 11" x 8' 10" (2.720m x 2.715m) approx.**  
Attractive modern space with fitted four-piece suite comprising inset vanity sink unit, panelled bath, shower cubicle and low level flush wc. Ceramic tiling to floor and some elevations.

#### OUTSIDE

##### FRONT

Attractive fore garden with herbaceous borders and attractive green lazy lawn. Block paved drive for several vehicles, car port and side integral garage.

##### GARAGE

**16' 2" x 7' 11" (4.930m x 2.430m) approx.** Up and over doors.

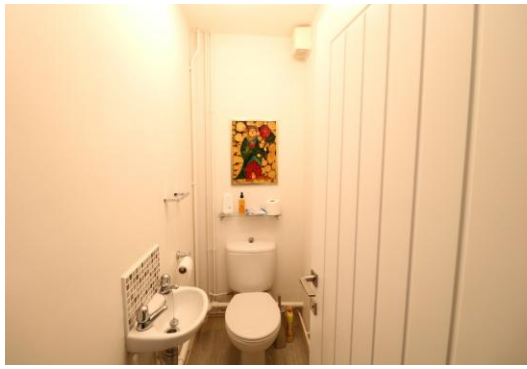
##### REAR

Extensive paved patio. Fence enclosed attractive garden with herbaceous borders and all-weather lazy lawn.









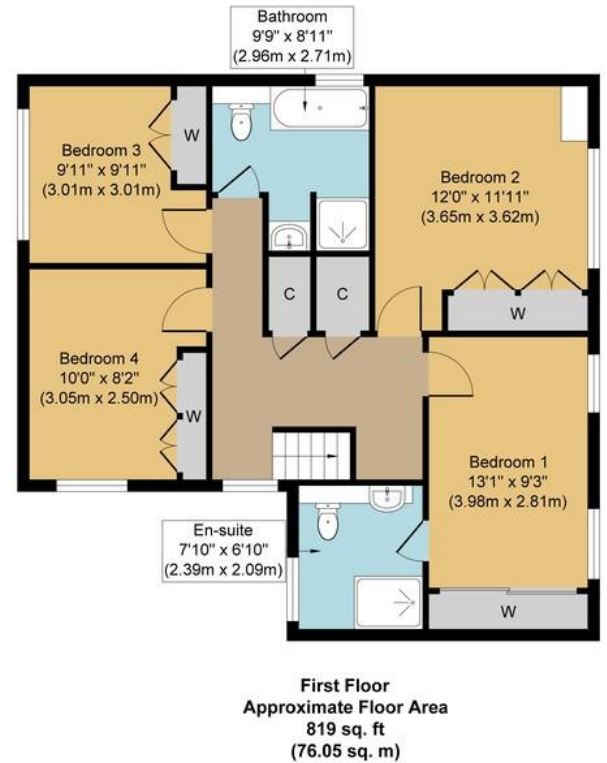
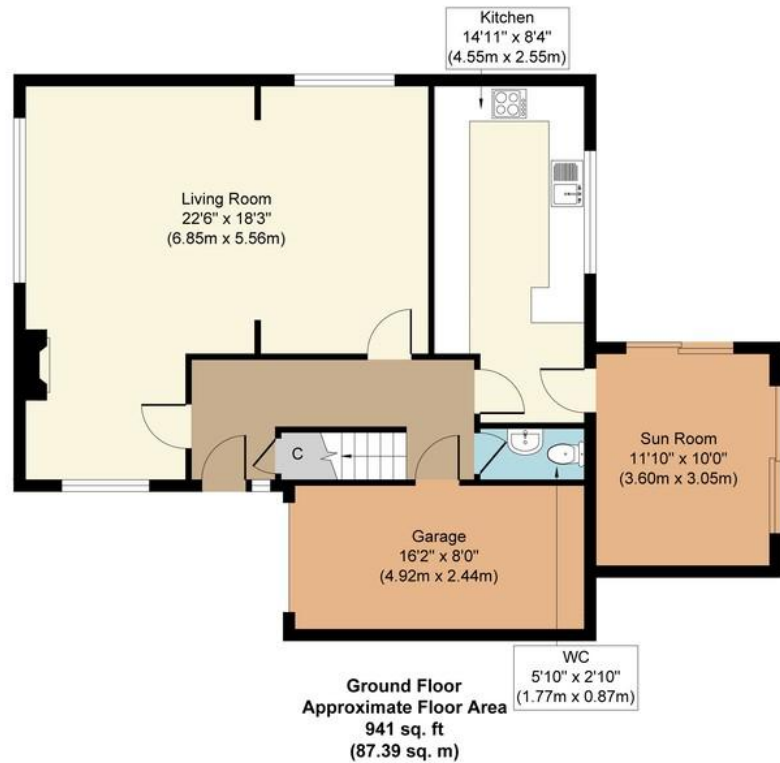




**Asking Price Of £558,500**

**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.

