

112 Caldeford Avenue

Solihull, B90 4UD





THREE BEDROOM DETACHED RESIDENCE

- THREE BEDROOM DETACHED
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- GARDEN
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER AREA OF MONKSPATH

ACCOMMODATION

A very well presented three bedroom detached property in the popular Monkspath area. This property has excellent curb appeal and and briefly comprises of a lounge, downstairs WC, kitchen/diner, two double bedrooms, single bedroom and a family bathroom. To the front there is a block paved driveway and plant border and to the rear the garden is mainly laid to lawn, with a patio area for dining and mature shrubs and plants.



APPROACH

Tarmac driveway and plant borders.

LOUNGE

Window to front, stairs off to the first floor, door to kitchen, electric fire and fireplace and a storage cupboard.

KITCHEN/DINER

Patio doors to the rear garden, laminate flooring, electric hob, electric oven,

LANDING

Window to side with loft hatch and airing cupboard.

MASTER BEDROOM

A bright room with two windows to rear, laminate flooring, fitted wardrobes and spotlights.

BEDROOM TWO

Another double room with window to front.

BEDROOM THREE

Window to front and laminate flooring.

BATHROOM

Window to side, laminate flooring, bath with a shower over, partly tiled walls, low level WC, vanity sink and storage unit with heated towel rail.

GARDEN

Mainly laid to lawn with mature shrubs and plants and a patio area for dining.

GARAGE

Space for washing machine, dryer and fridge. Outside tap.









Asking Price Of £430,000

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)

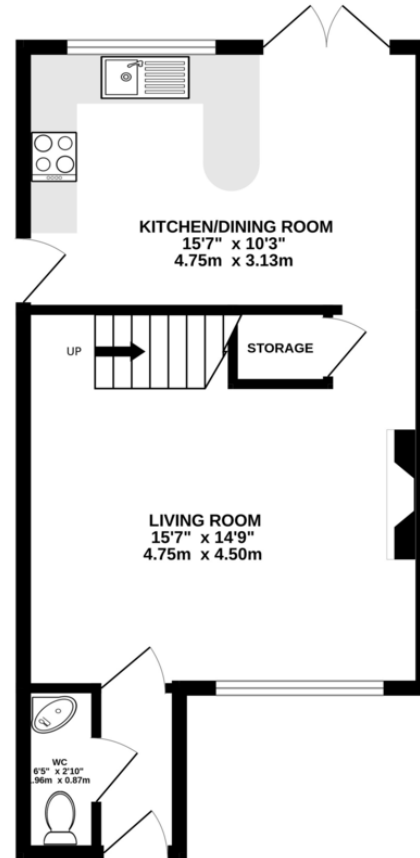
Ruxton Independent Estate Agents & Valuers LLP

6 The Square, Solihull
B91 3RB
0121 704 0100

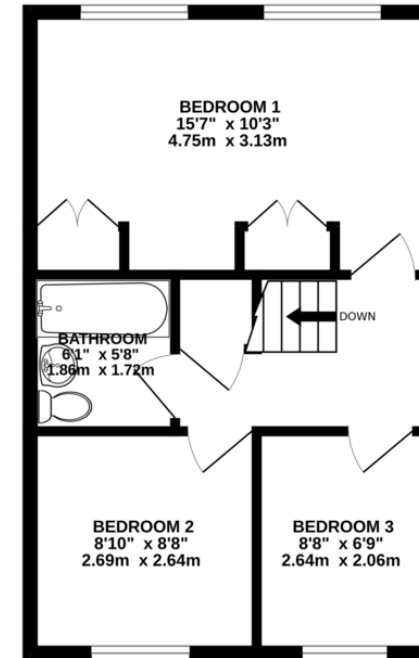


Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.
Made with Metropix ©2026

Floorplan – For identification purposes only



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