HUNTERS®
HERE TO GET *you* THERE

101 Ferndown Road, Solihull, B91 2AX

101 Ferndown Road, Solihull, B91 2AX

£525,000

A spacious and versatile three-bedroom detached family home situated in a highly sought-after location on Ferndown Road, offering excellent potential for buyers to modernise and put their own personal stamp on the property.

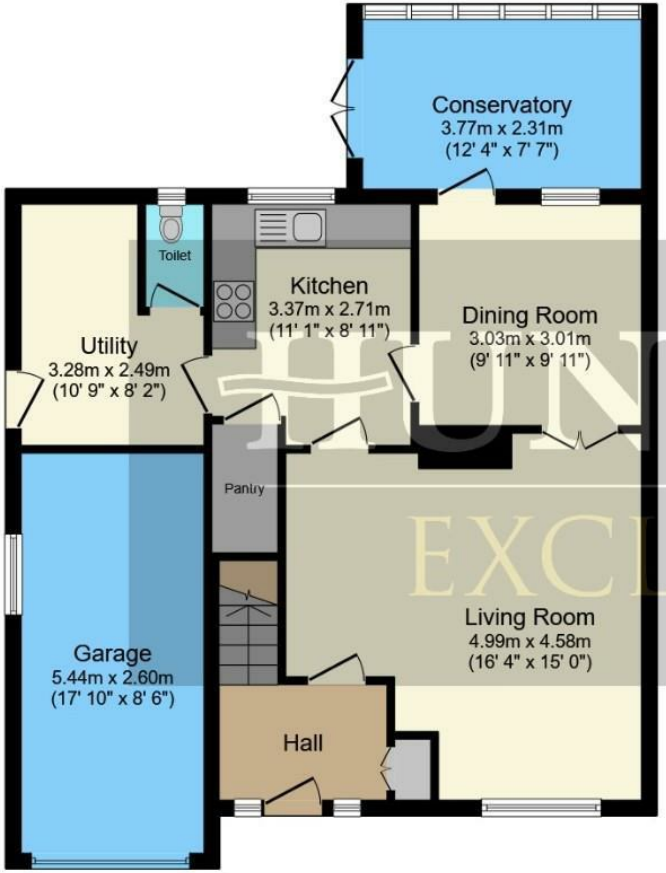
The home currently benefits from a stud wall partition within one of the bedrooms, allowing the property to be utilised as a four-bedroom home if required, making it ideal for growing families or those needing additional office or guest space.

The accommodation briefly comprises a spacious entrance hallway, generous lounge, separate dining room, conservatory, fitted kitchen, and a useful utility area with downstairs WC. To the first floor are the bedrooms and a shower room with separate WC.

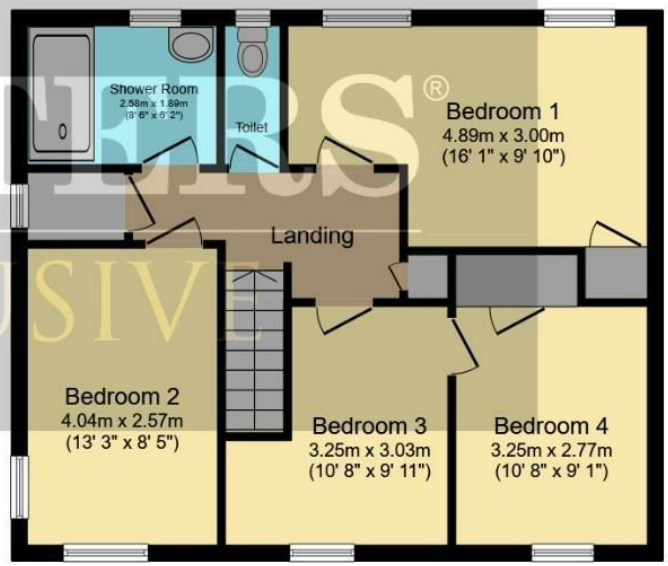
Externally, the property benefits from a large driveway providing ample off-road parking and a beautifully positioned south-facing rear garden, perfect for enjoying the sun throughout the day.

Offering flexible living accommodation and fantastic scope for improvement, this property presents an excellent opportunity to create a wonderful long-term family home and is being offered to the market with no upwards chain.

Hunters Solihull 163 High Street, Solihull, B91 3ST | 0121 709 0111
solihull@hunters.com | www.hunters.com



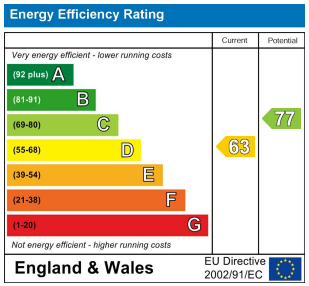
Ground Floor

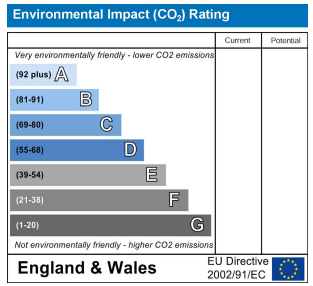


First Floor

Total floor area 137.2 sq.m. (1,477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Location
Ferndown Road is a highly desirable residential location situated within one of Solihull's most sought-after areas. Ideally positioned just a short distance from Solihull Town Centre, residents benefit from an excellent range of amenities including the popular Touchwood Shopping Centre, a variety of restaurants, bars, cafés, and leisure facilities.

The area is particularly well regarded for its excellent local schooling, making it a popular choice for families, while commuters benefit from convenient access to Solihull Train Station, providing direct services to Birmingham, London Marylebone, and beyond. The M42, M40, Birmingham International Airport, and the NEC are also all within easy reach.

Ferndown Road enjoys a peaceful residential setting while remaining within close proximity to local parks, highly regarded schools, supermarkets, and a wide range of everyday amenities. Offering an excellent balance of convenience, connectivity, and community atmosphere, the area remains exceptionally popular with families and professionals alike.

Living Room
16'4 x 15'0

Dining Room
9'11 x 9'11

Conservatory
12'4 x 7'7

Utility
10'9 x 8'2

Kitchen
11'1 x 8'11

Bedroom One
16'1 x 9'10

Bedroom Two
13'3 x 8'5

Bedroom 3 / 4
10'8 x 9'11 & 10'8 x 9'1

Shower Room
8'6 x 6'2

Garage
17'10 x 8'6

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band E.

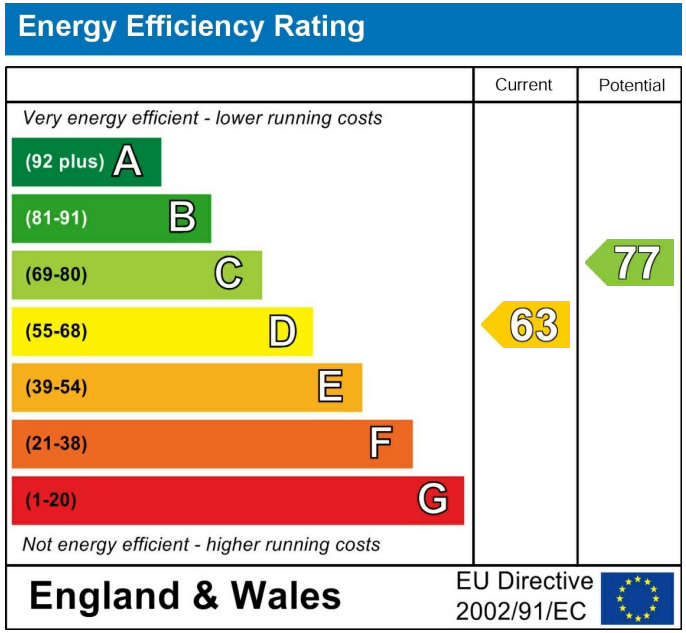
Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system

Agent Note
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS
HERE TO GET you THERE

HUNTERS

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET YOU THERE

HUNTERS

World
HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE

HUNTERS
HERE TO GET you THERE