Ringswood Road, Solihull, Solihull, B92 7NH

Offers Over: £325,000

A Beautifully and Immaculately Presented Four Bedroom Modern Style Three Storey Semi Detached Property Set Within A Quiet Cul De Sac Location, Benefitting From UPVC Double Glazing And Gas Central Heating.


Ringswood Road is sited a short distance from Barn Lane which leads to Richmond Road which in turn joins the A41 Warwick Road. Sited close to this junction is Olton Railway Station offering services to Birmingham and beyond.

Regular bus services operate along the A41 to the city centre of Birmingham, via Acocks Green where one will find a wide choice of shopping facilities and restaurants. Travelling in the opposite direction along the A41 towards Solihull one will pass the popular Dovehouse parade of shops serving everyday needs.

Barn Lane also gives access to the A45 Coventry Road, via Wagon Lane. Both the A41 and A45 give access to the M42 motorway and at junction 6 is access to the National Exhibition Centre, Motorcycle Museum and Birmingham International Airport and Railway Station.

This four-bedroom three storey semi-detached house is set back from the road behind a parking space and pathway leading to the accommodation. This house is set in a quiet Cul De Sac and in the catchment area for good schools making this the perfect family home ready to move into.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
**APPROACH**
Driveway providing off road parking for two cars (and additional road parking directly in front), leading to obscure double glazed composite door with canopy over giving access into:-

**ENTRANCE HALL**
Central heating radiator, stairs to first floor and under stairs storage.

**GUEST W.C**
Obscure double glazed window to front elevation, close coupled dual flush toilet, pedestal wash hand basin, ceiling light point and central heating radiator.

**KITCHEN**
3.91m (12’ 10”) x 2.21m (7’ 3”)
Double glazed window to front elevation, a range of Paula Rosa wall and base units with work surface over incorporating a sink with drainer and Grohe mixer tap, integrated single oven, four ring gas hob, extractor hood, integrated dishwasher and fridge/freezer, plumbing and space for a washing machine, recessed Philip Hue spotlights, ceramic flooring and wall mounted central heating boiler with Nest thermostat.

**LOUNGE**
5.38m (17’ 8”) max x 4.80m (15’ 9”) max
UPVC double glazed window and French doors to rear elevation, two ceiling light points, two central heating radiators, TV aerial point and two telephone sockets.

**LANDING**
Airing cupboard and stairs leading up to second floor.

**BEDROOM ONE**
4.09m (13’ 5”) max x 4.11m (13’ 6”) max
UPVC double glazed window and French doors to rear elevation, juliet balcony, built in wardrobes, ceiling light point, telephone socket and central heating radiator.

**ENSUITE**
Obscure UPVC double glazed window to side elevation, close coupled dual flush WC, wash hand basin with mixer tap, fully tiled Crosswater shower enclosure with thermostatically controlled mixer shower, partial ceramic wall tiling, ceramic floor tiling, recessed Philip Hue spotlights, Xpelair Silent Humidistat extractor fan and heated towel rail.

**BATHROOM**
Obscure UPVC double glazed window to rear elevation, panelled bath with mixer tap, close couple dual flush WC, wash hand basin, ceramic wall and floor tiling, recessed Philip Hue spotlights, extractor fan and custom cabinetry.

**BEDROOM TWO**
0.03m (0’ 1”) x 2.26m (7’ 5”) max into wardrobes
UPVC double glazed window to front elevation, ceiling light point, built in wardrobes and central heating radiator.

**BEDROOM THREE**
2.72m (8’ 11”) x 2.41m (7’ 11”)
UPVC double glazed window to front elevation, a range of built in office furniture, ceiling light point and central heating radiator.

**SECOND FLOOR LANDING**
Door giving access to the loft bedroom.

**BEDROOM FOUR**
UPVC double glazed window to rear elevation, partially vaulted ceiling, ceiling light point and loft access.

**ENSUITE SHOWER ROOM**
A large en-suite with UPVC double glazed Velux window, close coupled dual flush WC, wash hand basin with mixer tap, fully tiled shower enclosure with thermostatically controlled mixer shower, ceramic floor tiling, shaver point and Xpelair Silent Humidistat extractor fan.

**OUTSIDE**
Front and rear gardens, very well maintained and seasonally treated.

The rear garden has paved patio area laid to the lawn and fences with CLV designed shrubs/planting to the boundaries.

**VIEWING ARRANGEMENTS**
By Appointment With: Hunters
Tel: 0121 709 0111

**OPENING HOURS:**
Mon - Fri: 9.00 - 5.30
Sat: 9.00 - 3.30
Sun: 11.00 - 2.00

**THINKING OF SELLING?**
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.

**DISCLAIMER**
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.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.