



smarthomes

## Langley Hall Road

Solihull, West Midlands, B92 7HF

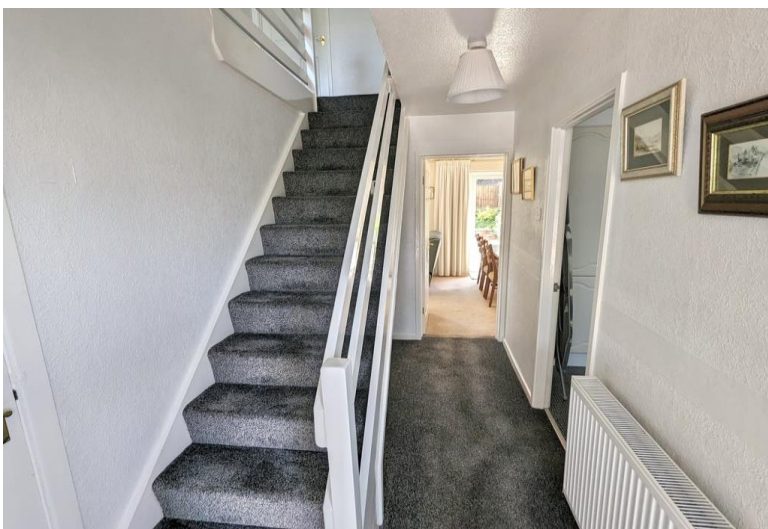
- A Well Maintained Semi-Detached Property
- Three Bedrooms
- Family Bathroom & Separate Shower Room
- Landscaped South West Facing Rear Garden

**£290,000**

EPC Rating - B

Current Council Tax Band - C





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing generous off road parking extending to gated side access, UPVC double glazed double doors to garage and UPVC obscure glazed front door leading through to



### Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

### Kitchen to Front

11' 4" x 6' 8" (3.45m x 2.03m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, wood panelling to splashbacks, four ring gas hob, inset gas oven, space and plumbing for washing machine, space for fridge and freezer, two ceiling light points and double glazed window to front elevation



### Lounge Diner to Rear

10' 8" x 20' 9" (3.25m x 6.32m) With feature picture window over-looking the rear garden, UPVC double glazed French doors leading out to the rear garden, two ceiling light points, radiator and gas fireplace with marble hearth and surround

### Accommodation on the First Floor

#### Landing

With ceiling light point, radiator, loft hatch and doors leading off to



#### Bedroom One to Front

12' 6" up to wardrobes x 9' 6" (3.81m x 2.9m) With double glazed window to front elevation, radiator, ceiling light point and built-in wardrobes

#### Bedroom Two to Rear

7' 10" x 12' 6" max (2.39m x 3.81m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes with mirrored sliding doors

#### Bedroom Three to Rear

7' 11" x 8' 11" (2.41m x 2.72m) With double glazed window to rear elevation, radiator, ceiling light point and door to built in storage cupboard



#### Family Bathroom to Front

5' 10" x 7' 8" (1.78m x 2.34m) Having a panelled bath with telephone effect mixer taps and shower attachment, vanity wash hand basin, tiling to water prone areas, obscure double glazed window to front, radiator, storage cupboard and ceiling light point



**Shower Room**

4' 6" x 5' 5" (1.37m x 1.65m) Having a corner shower cubicle with electric shower, corner vanity wash hand basin, low flush WC, obscure double glazed window to side, tiling to splashback areas, radiator and ceiling light point

**Landscaped South West Facing Rear Garden**

With paved patio, paved path leading to planted terrace, slate feature hard standing, planted borders and fencing to boundaries.



The property benefits from owned solar panels with an annual tax free income of approx. £1,350 and cavity wall insulation.

**Garage**

With UPVC double glazed French doors leading to the driveway, UPVC obscure double glazed door leading to side access and Dimplex combination gas boiler

**Tenure** We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - C

Ground Floor

First Floor



Total area: approx. 92.1 sq. metres (991.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.