



smarthomes

Damson Lane

Solihull

- A Well Maintained Three Bedroom Family Home
- Fitted Kitchen, Modern Bathroom & En-Suite Shower Room
- Landscaped East Facing Rear Garden
- Two Reception Rooms & Sun Room

£450,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A beautifully maintained and extended detached family home offered for sale with no upward chain and benefiting from three good sized bedrooms, two reception rooms, kitchen, extended garden room, family bathroom, rear garden and offering the potential to extend further (STPP)

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.



Rooms & Measurements

Reception Room One to Front - 3.53m x 4.47m (11'7" x 14'8")

Reception Room Two to Rear - 2.92m x 3.86m (9'7" x 12'8")

Kitchen - 2.39m x 3.86m (7'10" x 12'8") (min)

Garden Room to Rear - 2.39m x 4.62m (7'10" x 15'2")

Bedroom One to Rear - 4.72m x 3.43m (15'6" x 11'3")

Bedroom Two to Front - 3.66m x 3.56m (12'0" (max) x 11'8")

Bedroom Three to Front - 2.51m x 2.74m (8'3" (max) x 9'0")

Bathroom to Side - 1.98m x 1.88m (6'6" x 6'2")

Garage - 6.05m x 2.49m (19'10" x 8'2")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

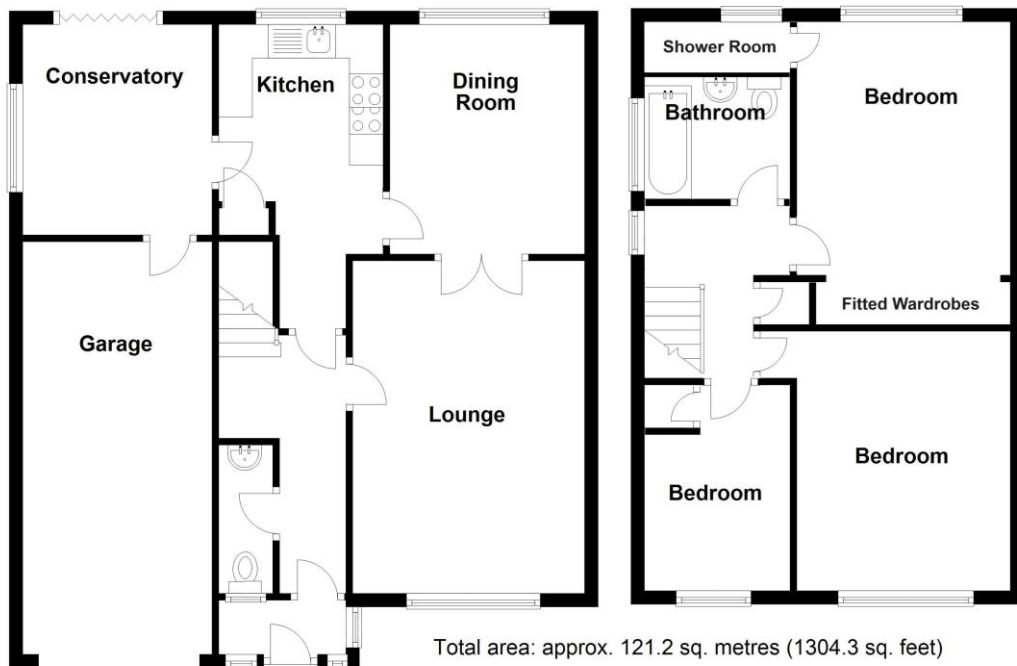
EPC supplied by Nigel Hodges.

Current council tax band – D



Ground Floor

First Floor



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 Shirley
 Solihull
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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 and 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.