



smarthomes

Lyndon Road

Solihull

- A Very Well Presented Four Bedroom Family Home
- Extended & Re-Fitted Family Kitchen/Diner
- Landscaped Rear Garden & Ample Driveway Parking
- Superb Family Bathroom & En-Suite Shower Room

£490,000

Current EPC Rating - C
Current Council Tax Band - D

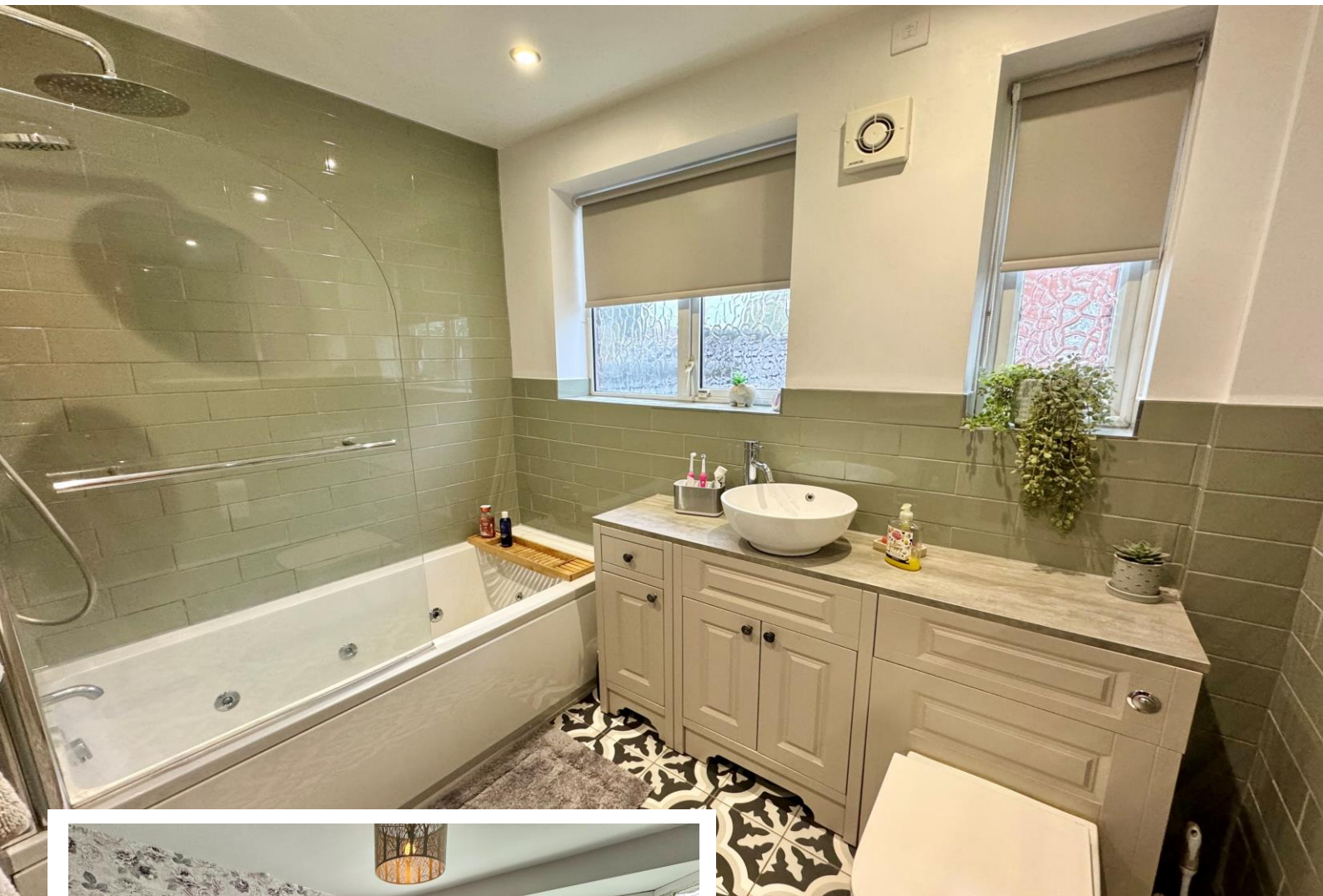




Property Description

An extended & well presented semi-detached family home benefitting from an impressive extended family dining/kitchen with under-floor heating, vaulted ceiling and folding doors, four bedrooms, en-suite shower room, contemporary family bathroom, attractive lounge, home office, delightful landscaped rear garden, side garage and generous off road parking.

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 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

Attractive Lounge to Front 4.19m x 3.81m (13'9" x 12'6")

Superb Extended Family Kitchen/Diner to Rear 8.36m max x 6.53m max (27'5" max x 21'5" max)

Home Office 2.92m x 2.64m (9'7" x 8'8")

Bedroom Two to Front 4.34m max x 3.38m (14'3" max x 11'1")

Bedroom Three to Rear 3.4m x 3.2m min (11'2" x 10'6" min)

Bedroom Four to Rear 2.82m x 2.21m (9'3" x 7'3")

Re-Fitted Family Bathroom to Side 2.54m x 1.73m (8'4" x 5'8")

Bedroom One to Rear 5.38m max x 4.88m (17'8" max x 16'0")

En-Suite Shower Room 2.49m x 1.88m (8'2" x 6'2")

Side Garage 4.57m x 3.48m (15'0" x 11'5")

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



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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.