



smarthomes

**Lugtrout Lane**

Solihull

- A Well Presented Four Bedroom Family Home
- Extended Breakfast Kitchen & Re-Fitted Family Shower Room
- Rear Garden, Side Garage & Driveway Parking
- Two Reception Rooms & Conservatory

**Offers Over £514,500**

Current EPC Rating - C  
Current Council Tax Band - F



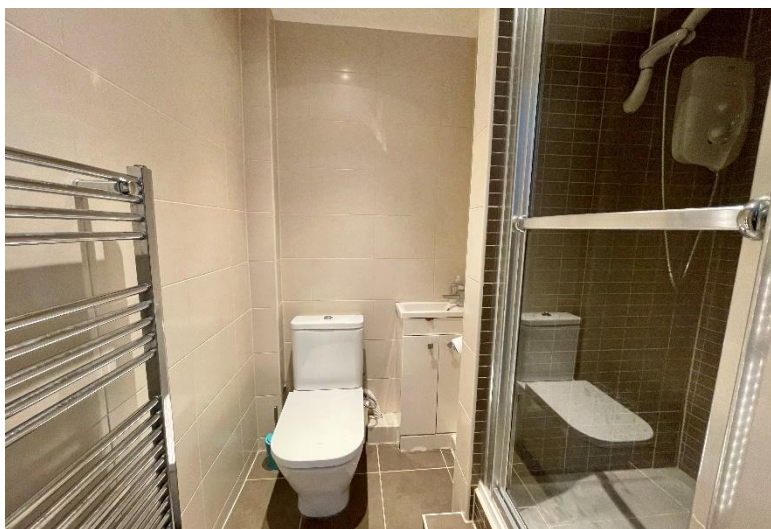
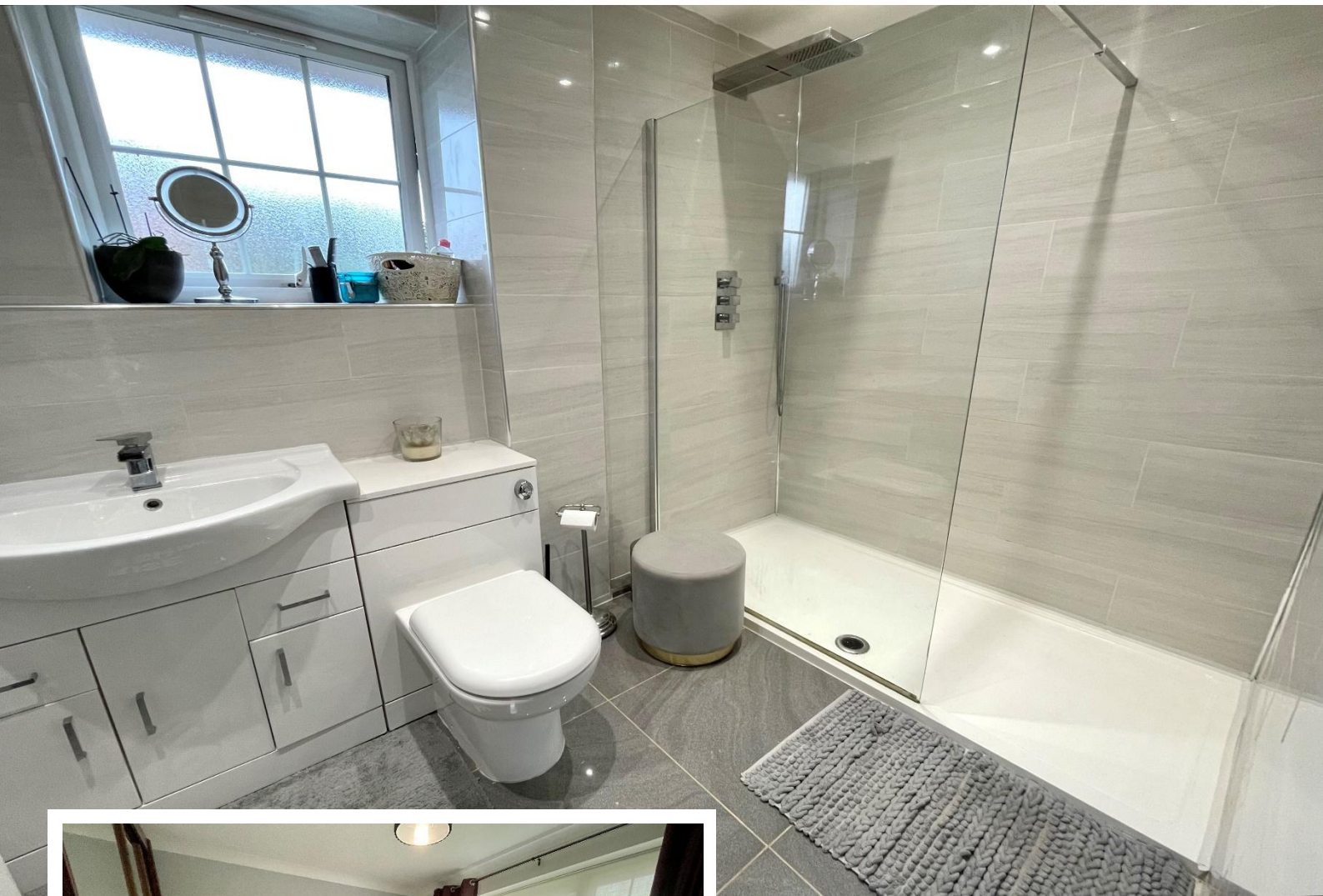


## Property Description

A detached family home situated on a generous corner plot in a most convenient location. Offering accommodation comprising a spacious through lounge, conservatory, study, extended open plan family kitchen/diner, guest W.C, four good size bedrooms, en-suite shower room, family shower room, rear garden, side garage and driveway 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

Spacious Through Lounge 6.81m x 3.45m (22'4" x 11'4")

Conservatory 3.76m x 3.43m (12'4" x 11'3")

Study to Front 3.23m x 2.31m (10'7" x 7'7")

Guest W.C

Extended Open Plan Family Kitchen/Diner to Rear 9.5m max x 7.19m max (31'2" max x 23'7" max)

Bedroom One to Front 3.53m x 3.45m (11'7" x 11'4")

En-Suite Shower Room 1.65m x 1.45m (5'5" x 4'9")

Bedroom Two to Front 3.51m x 3.28m max (11'6" x 10'9" max)

Bedroom Three to Rear 3.25m x 2.57m (10'8" x 8'5")

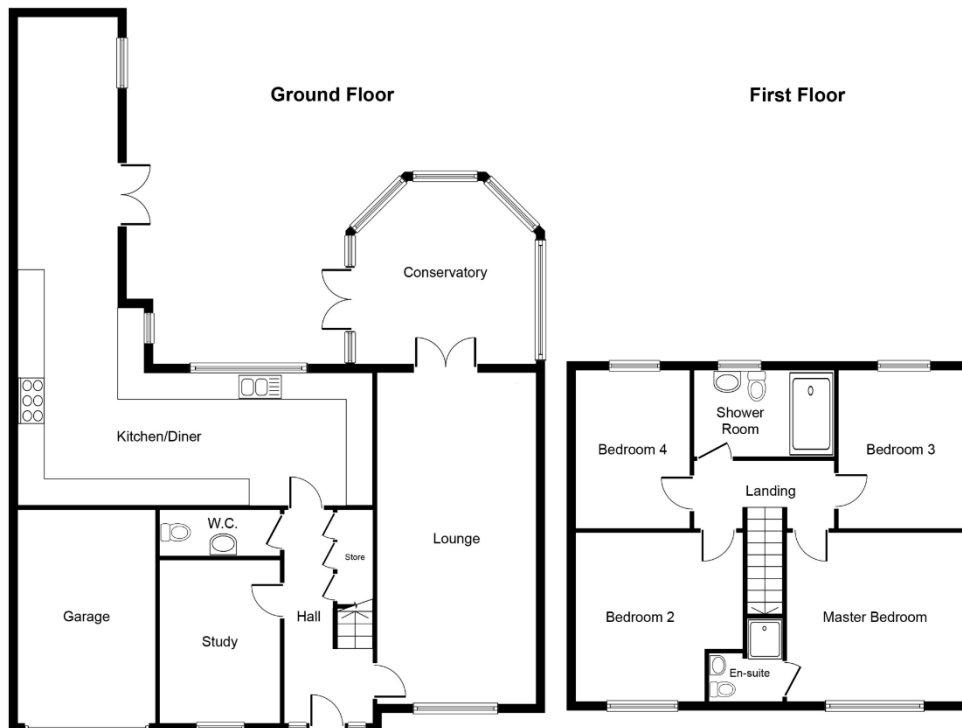
Bedroom Four to Rear 3.23m x 2.34m (10'7" x 7'8")

Family Shower Room to Rear 2.77m x 1.73m (9'1" x 5'8")

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 vendor. Current council tax band – F



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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.