



smarthomes

Langley Hall Road

Solihull

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Modern Family Bathroom
- Ample Driveway Parking & Rear Garden
- Spacious Lounge/Diner & Second Lounge/Snug

£340,000

Current EPC Rating - D
Current Council Tax Band - C

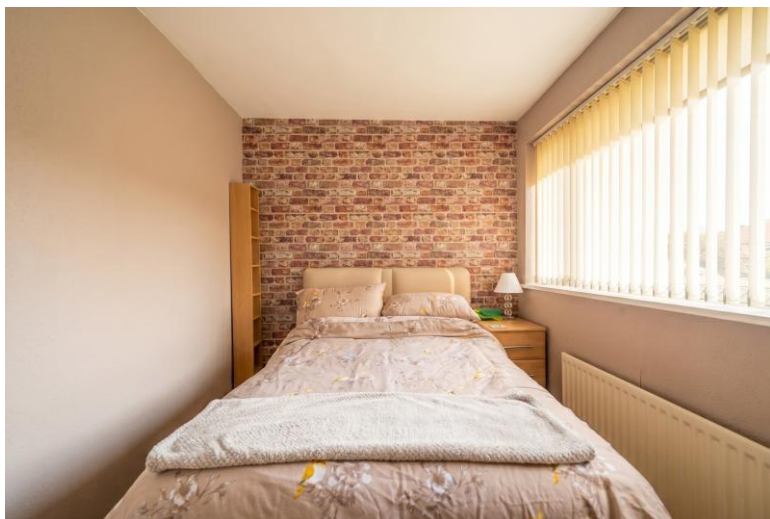
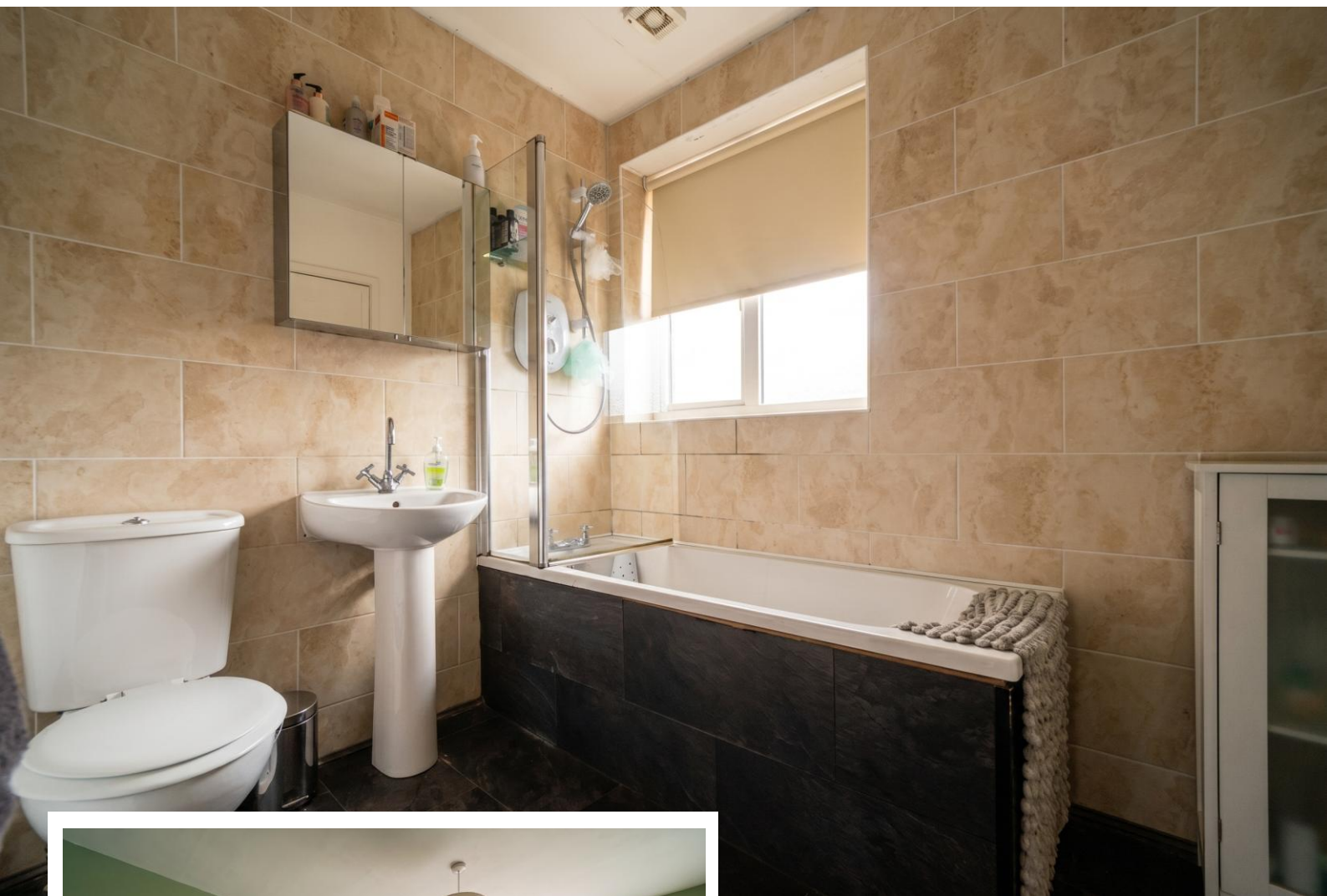




Property Description

A well presented and extended semi-detached family home situated in a most convenient location offering accommodation comprising a spacious lounge/diner, second lounge/snug, fitted kitchen, utility area, guest W.C, three good size bedrooms, study, family bathroom, rear garden, covered side passage/storage 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 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

Spacious Lounge/Diner to Rear 6.3m x 3.2m (20'8" x 10'5")

Second Lounge/Snug to Front 3m x 2.2m (9'10" x 7'2")

Fitted Kitchen to Front 3.4m x 2m (11'1" x 6'6")

Utility Area 2.4m x 1.8m (7'10" x 5'10")

Covered Side Passage/Storage 5.3m x 2.4m max (17'4" x 7'10" max)

Bedroom One to Front 3.6m x 2.9m (11'9" x 9'6")

Bedroom Two to Rear 3.8m x 2.3m (12'5" x 7'6")

Bedroom Three to Rear 2.6m x 2.3m (8'6" x 7'6")

Study to Side 1.4m x 1.3m (4'7" x 4'3")

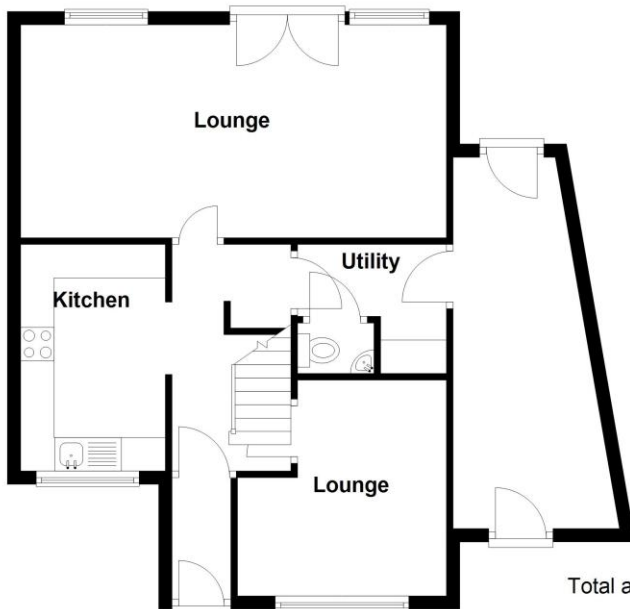
Family Bathroom to Front 2.2m x 1.9m (7'2" x 6'2")

Tenure

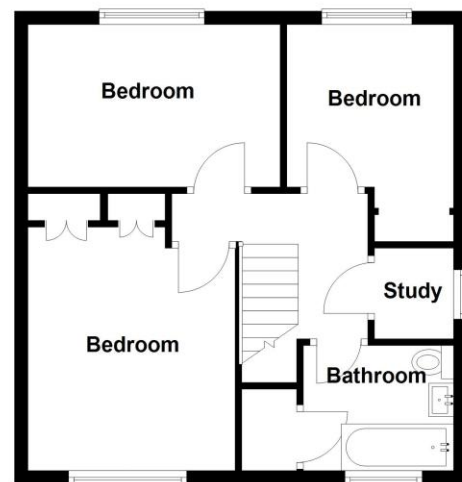
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor
Approx. 62.0 sq. metres (667.4 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.