



Lugtrout Lane

Solihull

- A Very Well Presented Semi-Detached Bungalow
- Two Bedrooms & Versatile Useable Loft Space
- Spacious Open Plan Family Lounge/Kitchen/Diner
- Delightful Mature Landscaped Rear Garden with Chalet

£450,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

A beautifully presented, extended and deceptively spacious two bedroom semi-detached bungalow offering spacious lounge with feature raised log burner, superb open plan kitchen/diner/family room, family bathroom, useable loft space, driveway parking and substantial landscaped rear garden with chalet

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

Lounge to Front 4.44m x 4.11m (14'7" x 13'6")

Superb Open Plan Kitchen/Diner/Family Room 6.22m x 7.9m (20'5" (max narrowing to 17' 11") x 25'11" (max narrowing to 16' 6"))

Bedroom One to Front 3.53m x 3.58m (11'7" x 11'9")

Bedroom Two to Rear 2.24m x 2.49m (7'4" x 8'2")

Re-Fitted Bathroom 1.6m x 2.64m (5'3" x 8'8")

Useable Loft Space 3.28m x 4.5m (10'9" x 14'9" (to wardrobe)

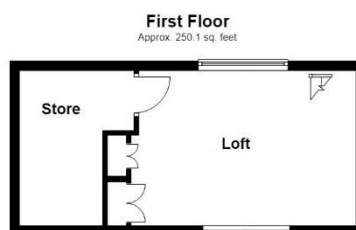
Garden Chalet 2.39m x 2.95m (7'10" x 9'8")

Agents Note – Digital Furnishing

This property has been partially digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

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



Total area: approx. 1124.7 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.