

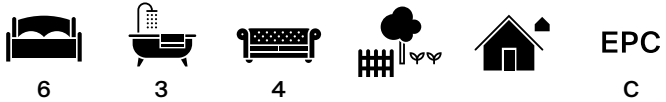


118 Lyndon Road, Solihull, West Midlands





An extended and renovated detached family home offering **spacious and flexible accommodation** with stylish and contemporary interior.



Guide Price	Tenure	Local Authority	Council Tax
£895,000	Freehold	Solihull MBC	Band E



Distances

Solihull town centre 3 miles, Central Birmingham 7.5 miles

Birmingham Airport/NEC 3 miles

(All distances and times are approximate)

Location

Solihull town centre is a hub for all generations, providing excellent lifestyle, entertainment and education facilities. Solihull's own train station is just several minutes' walk from the main high street in town and offers links to Birmingham, Stratford-upon-Avon, Leamington Spa and London.

The centre of town is home to the thriving indoor Touchwood Shopping centre, renowned for its large John Lewis store, multiple cafés, restaurants and cinema.

There is schooling to suit all age groups including Public and Private schools for both boys and girls. The National Exhibition Centre and Birmingham International Airport are both within easy commuter access. The M42 motorway also provides links to the M1, M5, M6 and M40 motorways.



The property

The property was built in the 1930s and recently substantially extended and comprehensively refurbished by the current owners to create a fabulous family home. A new boiler and water tank have been fitted in addition to under floor heating to parts of the ground floor. The interiors provide an elegant and contemporary décor with quality fittings and fine attention to detail throughout. The property extends to over 3500 square feet (328 sq m) and sits behind a generous driveway providing ample parking facilities.

The double opening front door opens to the spacious and inviting reception hallway, boasting a stunning porcelain tiled floor in white marble effect and an elegant timber staircase rises to the first floor. From the hallway, doors radiate off to the useful guest cloakroom/WC and the principal reception rooms.

The sitting room is located to the front of the property and enjoys a large bay window feature. The family room with dining area is of impressive proportions and natural light floods the space from the large bi-folding doors to the garden and additional sky light windows. There is a simple and beautiful feature inset gas fire and the porcelain tiled flooring continues throughout the room to create a seamless flow to the accommodation.

From the drawing room, double doors lead to the delightful kitchen which is a particular feature of the property, comprehensively fitted with a range of Schone Laser brilliant handle-less floor and wall mounted cupboards in a combination of taupe and Bali silk grey and topped with complementary Quartz worksurfaces in the Calcatta design also with matching splashbacks. There is also a selection of integrated appliances. There is a separate utility room with a further laundry area in addition to a side porch providing front and rear access.

From the dining room there is also a further drawing room, ideal as a home office, playroom or an additional bedroom, providing seven bedrooms in total should this be required.

The property also has the benefit of a delightful ground floor bedroom suite. This space is ideal for guests or elderly relatives and boasts its own en suite facilities.





The staircase rises from the reception hallway to the first floor landing area, from here four further bedrooms can be accessed. The large principal bedroom is located to the front of the house and benefits from a beautifully appointed en suite. Bedroom three features a bay window and overlooks the front aspect. Bedroom four enjoys a range of fitted wardrobes and views over the balcony and rear garden. Bedroom five boasts double doors to the balcony and enjoys views of the garden, this room would provide a delightful home office if required. The principal bathroom is fitted with a stylish suite.

A further staircase rises to the second floor, where the spacious sixth bedroom is located. This room benefits from plenty of natural light from the sky light windows and would make a lovely hobby room if required.

Gardens and grounds

The rear garden features a superb patio and large level lawn. There is also access to the front of the property from the side porch, providing useful access for garden equipment. A substantial shed sits at the end of the garden providing further useful storage space.

Services

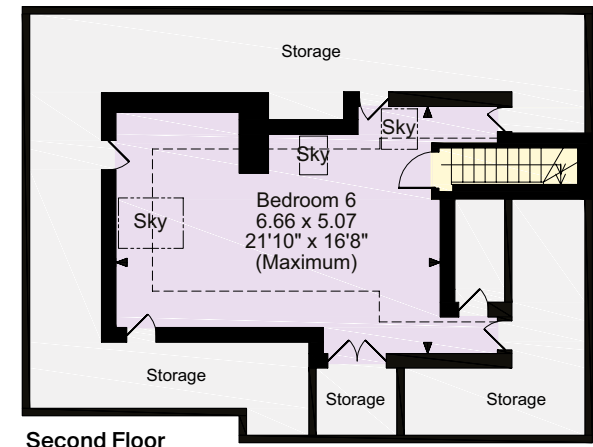
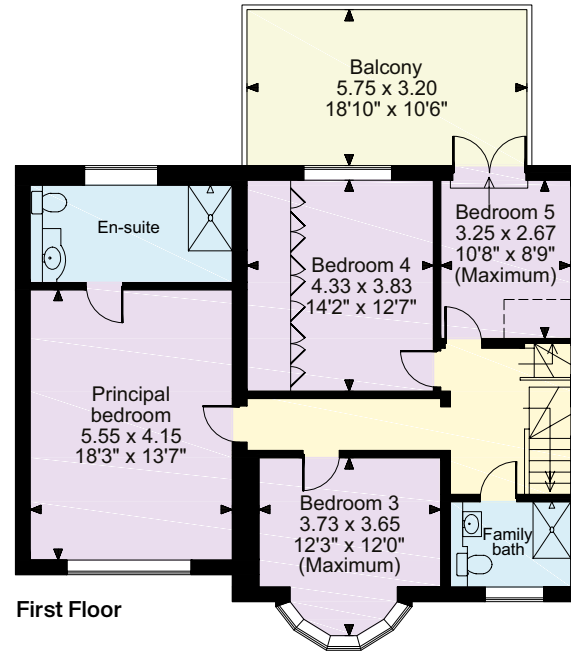
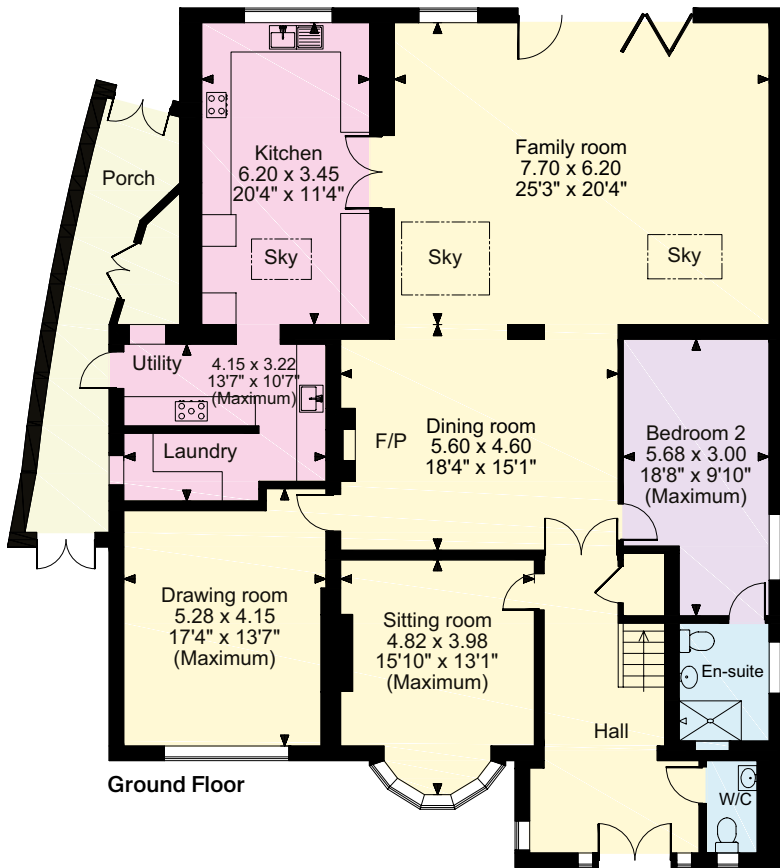
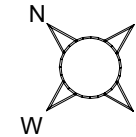
Mains water, gas, electricity and drainage.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Main House = 328 sq m (3,528 sq ft)
Balcony external area = 18 sq m (198 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Denotes restricted head height

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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