

# Horton & Senate



## 11 Gentleshaw Lane, Solihull, B91 2SS

£550,000

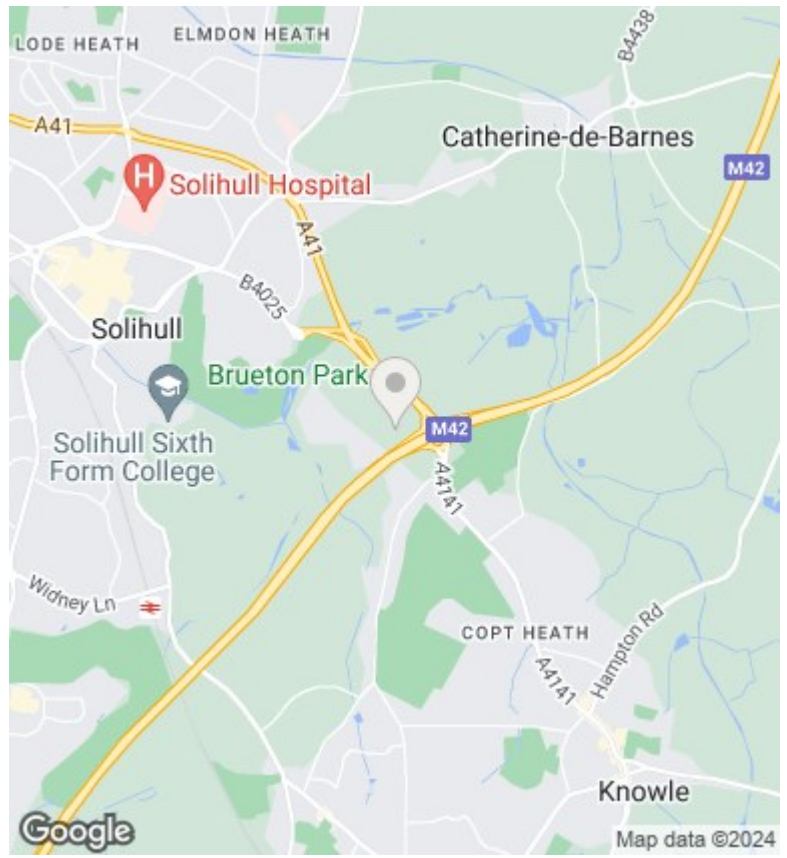
- Chain Free!
- Conservatory
- Extended Kitchen
- Detached Property
- Four Bedrooms
- Fantastic Location - Walking Distance to Brueton park
- Large Private Rear Garden
- Garage & Off-Road Parking For Several Cars

49a Station Road, Knowle, Solihull, West Midlands, B93 0HN  
01564 773200

[info@senateproperty.co.uk](mailto:info@senateproperty.co.uk)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Directions**

**Viewings**

Viewings by arrangement only. Call 01564 773200 to make an appointment.

**Council Tax Band**

**EPC Rating:**

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	