



Lamprey Court, Solihull, B37 7GB

Marketed by Tom Cooper powered by eXp



Description

Built in 2017 and set on a quiet cul-de-sac, 12 Lamprey Court is a well-presented three-bedroom semi-detached home offering modern living in a peaceful location.

As you enter, you're welcomed by a bright hallway with a convenient downstairs toilet and wash hand basin. The spacious lounge provides a comfortable setting for everyday living and flows through to a stylish kitchen, fitted with a blend of cream and wood-effect units and a range of integrated appliances—ideal for both cooking and entertaining.

Upstairs, you'll find three generously sized bedrooms. The principal bedroom features its own ensuite shower room, while the remaining two bedrooms are both excellent sizes and share a modern family bathroom. Outside, the rear garden is designed for low-maintenance living with a combination of patio and astroturf, perfect for enjoying the warmer months without the upkeep. A rear gate leads to allocated parking and a detached garage, offering both convenience and extra storage.

A great opportunity for first-time buyers, families or downsizers looking for a modern, move-in ready home in a quiet and well-connected spot.

Additional information

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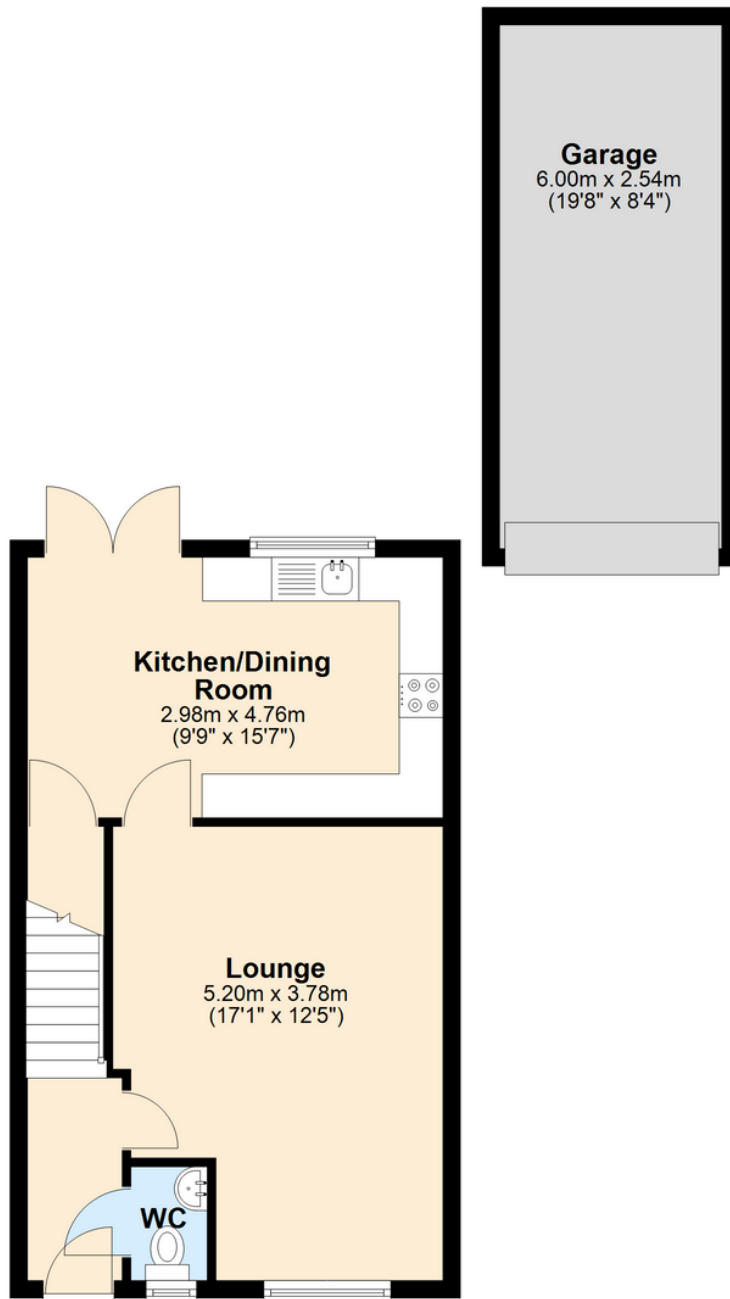
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

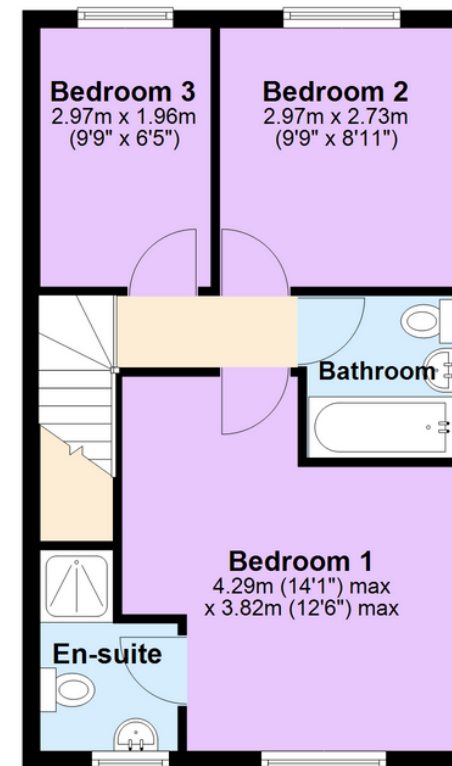
Ground Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.6 sq. feet)





Why sell with Tom?

As an experienced estate agent covering Solihull, Birmingham, and Warwickshire, I take pride in delivering a fresh and innovative approach to buying and selling properties. With **over 10 years of experience**, I've built a bespoke agency that prioritizes a personal and modern service designed to make your property journey seamless and **stress-free**. Communication is key, which is why I offer a direct line for my clients to call, text, or WhatsApp me anytime with a guaranteed response. My services are available **seven days a week**, including evenings, ensuring you can reach me at a time that suits you. I operate on a **no sale, no fee** basis with no upfront commission or lengthy tie-in periods, giving you peace of mind and flexibility. I offer **professional photography**, detailed floor plans, and engaging video tours, all tailored to showcase your home at its best. Unlike traditional agencies, I don't believe in tying clients into long contracts. Instead, I focus on delivering results and providing a service that speaks for itself. Let me show you how selling your home should be done.

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TOM COOPER

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