

DRAKES

ESTATE AGENTS



Lugtrout Lane, Solihull, B91 2SB

£375,000

- An Immaculate Semi-Detached
- Three Bedrooms
- Lounge
- Dining Kitchen
- Large Utility Room
- Family Bathroom
- Useable Loft Space
- Delightful South-West Rear Garden
- Garage
- Off Road Parking



SCAN TO VIEW
VIRTUAL TOUR

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Lounge to front - 4.17m x 3.86m (13'8" x 12'8")

Dining Kitchen to rear - 5.21m x 3.18m (17'1" x 10'5")

Utility Room to rear - 1.7m x 3.33m (5'7" x 10'11") plus fitted wardrobes

Bedroom One to front - 3.73m x 3m (12'3" x 9'10")

Bedroom Two to rear - 3.18m x 3m (10'5" x 9'10")

Bedroom Three to front - 2.84m x 2.11m (9'4" x 6'11") inc fitted wardrobes

Bathroom to rear - 2.26m x 2.08m (7'5" x 6'10")

Garage - 5.23m x 2.21m (17'2" x 7'3")

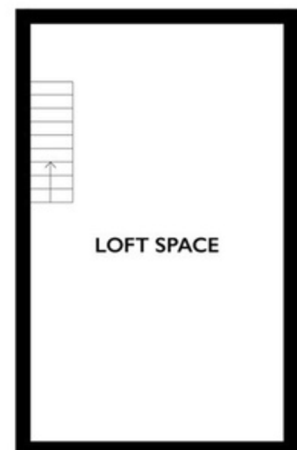
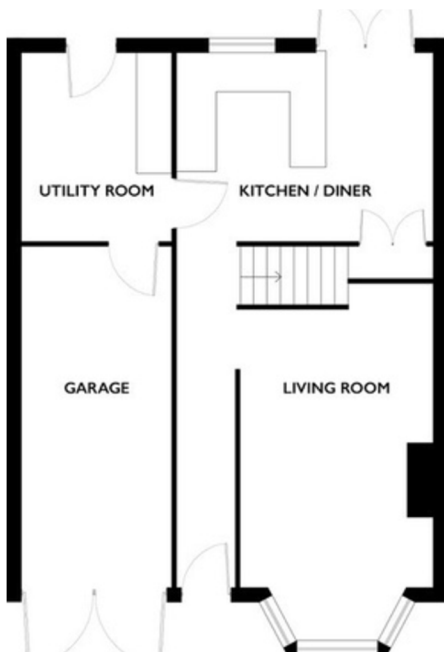
An immaculate semi-detached property in a quiet yet convenient location with accommodation comprising in brief of reception hall, lounge, dining kitchen, large utility room, three bedrooms, useable loft space, family bathroom, delightful south-west facing rear garden, garage and off-road parking.

COUNCIL TAX BAND: D

EPC Rating: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D	62	
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		



The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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