

Lammas Close,



£399,950



# Lammas Close,

- Detached
- Impressive Kitchen
- CHAIN FREE!
- Well Maintained
- Spacious Reception Room
- 3 Bedrooms
- Off-Road Parking
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: D

KLARICO estate agents proudly present this stunning 3-bedroom detached property located within a prominent part of Solihull. Benefits from having an impressive rear garden and provides off road parking for multiple vehicles. Book you're viewing now to avoid disappointment!

Nestled in the desirable area of Lammas Close, Solihull, this charming detached house offers a perfect blend of comfort and potential. Spanning an impressive 1,122 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious reception rooms provide ample space for relaxation and entertaining, while the beautifully designed kitchen is sure to delight any culinary enthusiast.

Constructed between 1960 and 1969, this home retains a classic charm while offering modern living conveniences. The property is situated in a great location, just a stone's throw away from the esteemed Solihull School, making it an excellent choice for families seeking quality education for their children.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in the area. Additionally, there is significant potential for extension, allowing you to tailor the home to your specific needs and preferences.

This delightful house on Lammas Close presents a wonderful opportunity for those looking to settle in a vibrant community with excellent amenities and transport links. Whether you are a first-time buyer or seeking a family home, this property is sure to impress. Don't miss the chance to make this charming house your new home.

## Directions

### Reception Room

3.47m x 5.51m (11'5" x 18'1")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, electric fireplace

### Kitchen

3.33m x 2.57m (10'11" x 8'5")  
Double glazed window to rear, laminate flooring, splash back tiling, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and oven, fridge freezer, Microwave, breakfast bar

### Dining Room

3.90m x 2.78m (12'10" x 9'1")  
Double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Utility

2.00m x 2.48m (6'7" x 8'2")  
Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

### WC

1.34 x .94 (4'4" x 3'08'4")  
Tile flooring, toilet, ceiling light, extractor fan, wash basin with mixer tap

### Garage

6.50m x 2.48m (21'4" x 8'2")  
Garage door, ceiling light, concrete flooring, door to utility

### Bedroom 1

3.30m x 3.69m (10'10" x 12'1")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

3.47m x 2.00m (11'5" x 6'7")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

2.42m x 2.57m (7'11" x 8'5")  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bathroom

2.33m x 1.80m (7'8" x 5'11")  
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with separate taps, shower unit, pedestal sink with separate taps, extractor fan, wall mounted radiator

### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs





Lammas Close,



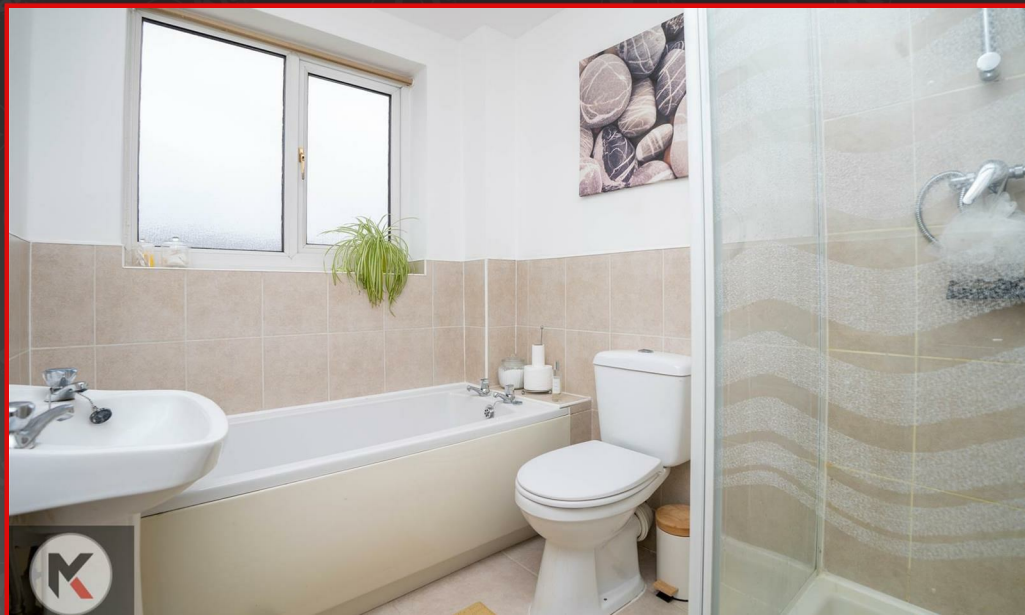


## Lammas Close,





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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Total area: approx. 104.3 sq. metres (1122.4 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

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