



Solihull Lane, Birmingham B28 9LY

welcome to

Solihull Lane, Birmingham

A deceptively spacious three/four bedroom detached, situated in the popular residential area of Hall Green. The home is placed within close proximity to local amenities and transport links and is the ideal family home.

Agent Note

The Council Tax Band is D.

Entrance Porch

Double glazed window to front and side. Double glazed door to front.

Entrance Hall

Obscure double glazed door to front. Double glazed window to front. Access to storage cupboard with obscure single glazed window to side. Central heating radiator.

Reception Room Two

11' 6" excluding bay x 12' 1" into recess (3.51m excluding bay x 3.68m into recess)
Double glazed bay window to front. Central heating radiator.

Reception Room One

14' 4" excluding bay x 11' 5" into recess (4.37m excluding bay x 3.48m into recess)
Double glazed bay door to rear. Double glazed windows to side. Central heating radiator and gas fire.

Dining Room

10' 11" excluding bay x 7' 7" (3.33m excluding bay x 2.31m)
Double glazed bay door to rear. Double glazed window to side. A range of wall and base units with sink and drainer. Space for free standing appliances (fridge-freezer). Tiling to splash prone areas and central heating radiator.

Kitchen

12' x 7' 6" plus door recess (3.66m x 2.29m plus door recess)
Door to rear. A range of wall and base units with

sink and drainer. Space for free standing appliances (cooker, extractor hood & washing machine). Tiling to splash prone areas and central heating radiator.

Wetroom

Double glazed window to side. Low level toilet, hand wash basin with pedestal and wall mounted shower. Heated towel rail and ceiling to floor tiles.

Landing

Obscure double glazed window to side.

Bedroom One

14' 5" x 9' 6" to storage (4.39m x 2.90m to storage)
Double glazed bow window to front. Fitted wardrobes, with over head storage and dresser. Central heating radiator.

Bedroom Two

11' 6" excluding bay x 10' 1" to storage (3.51m excluding bay x 3.07m to storage)
Double glazed bay window to front. Fitted wardrobes with over head storage. Central heating radiator.

Bedroom Four

10' 11" x 7' 7" (3.33m x 2.31m)
Double glazed window to rear. Fitted wardrobes with over head storage. Central heating radiator.

Bathroom

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal, shower cubicle and bath. Heated towel rail and ceiling to floor tiles.

Second Floor Landing

Double glazed window to side.





Bedroom Three

11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to side. Access to storage and reduced ceiling height.

Front Garden

Wall to front with bushes.

Rear Garden

Patio area with laid lawn. Flower beds to side with an array of plants, bushes, shrubs and trees. Space for shed. Side gate to front.

Garage

17' 8" x 8' (5.38m x 2.44m)

Up and over door. Access to boiler and space for free standing appliances (freezer).

Parking

Off road parking.



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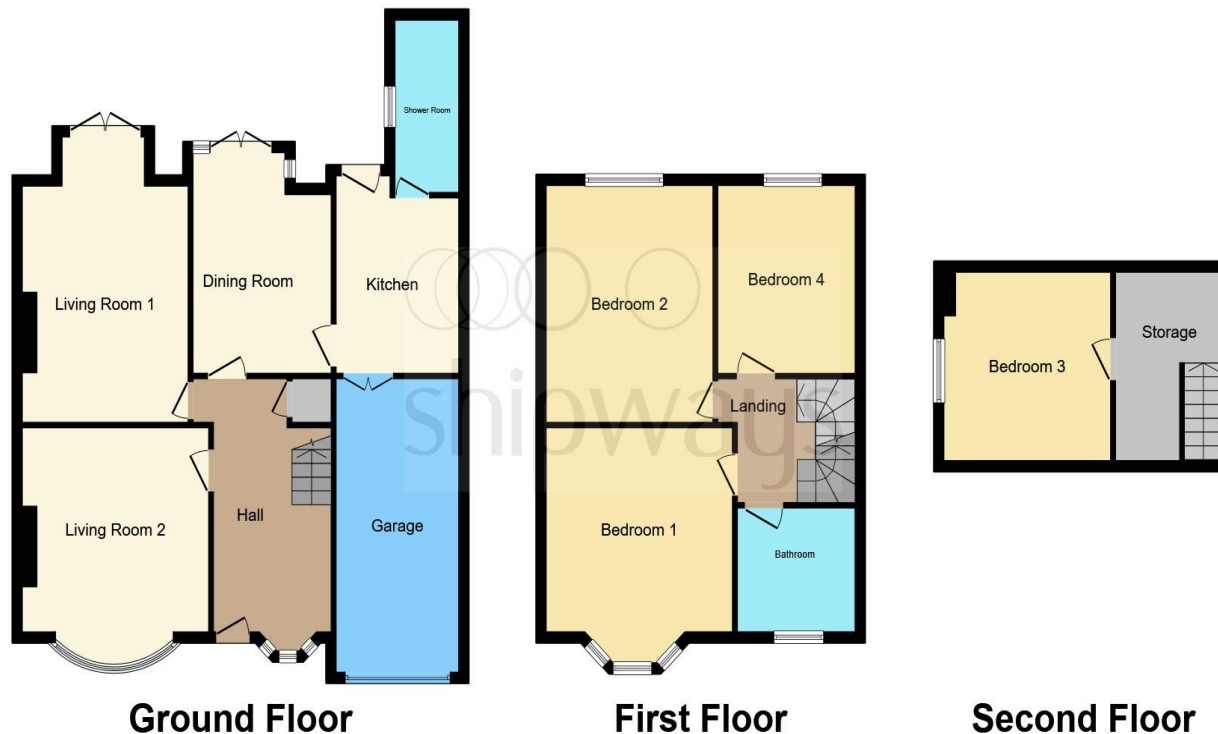
welcome to

Solihull Lane, Birmingham

- THREE/FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS WET ROOM & FIRST FLOOR BATHROOM
- BEAUTIFULLY MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: E

£430,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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