

Solihull Lane, Birmingham B28 9LY



welcome to

Solihull Lane, Birmingham

A well presented and deceptively spacious three bedroom semi-detached, ideal for any growing family and situated in the popular residential area of Hall Green. The home is placed with easy access to local amenities such as schools, shops, eateries and transport links.













Agent Note

The Council Tax Band is D.

Entrance Porch

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

Entrance Hall

Obscure double glazed door to front. Two obscure double glazed windows to front. Central heating radiator.

Lounge

18' 3" into recess x 12' plus door recess (5.56m into recess x 3.66m plus door recess)

Double glazed window to rear and double glazed sliding door to rear. Fitted shelving/storage, central heating radiator and gas fireplace.

Second Reception Room

11' 6" excluding bay x 11' 7" into recess (3.51m excluding bay x 3.53m into recess) Double glazed bay window to front. Central heating

radiator and gas fire.

Kitchen

Irregular Shaped Room x (x) (Not measured - please ensure it meets your requirements) Double glazed window to front. A range of wall and base units with Belfast sink. Integrated appliances (double oven, electric hob, dishwasher & fridge-freezer). Access to loft space and central heating radiator.

Utility

(Not measured - please ensure it meets your requirements) Obscure double glazed door to rear. Space for free standing appliances (washing machine, tumble dryer & fridge). Access to storage cupboard, boiler and central heating radiator.

Guest Wc

Low level toilet, wall mounted hand wash basin and central heating radiator.

Landing

Obscure double glazed window to side.

Bedroom One

11' excluding bay x 9' 2" to wardrobe (3.35m excluding bay x 2.79m to wardrobe) Triple glazed bay window to front. Built-in-wardrobe with sliding mirrored doors and central heating radiator.

Bedroom Two

12' 1" x 9' to wardrobe (3.68m x 2.74m to wardrobe) Double glazed window to rear. Built-in-wardrobe and central heating radiator.

Bedroom Three

8' 3" x 6' 7" ($2.51m\ x\ 2.01m$) Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Hand wash basin and toilet with vanity unit. Bath with screen and wall mounted shower over. Tiling to splash prone areas and heated towel rail.

Front Garden

Step up to enclosed porch

Rear Garden

Decking and patio area with laid lawn with tree. Space for shed and side gate access.





welcome to

Solihull Lane, Birmingham

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- **KITCHEN**
- SEPARATE UTILITY
- **GUEST WC & BATHROOM**

Tenure: Freehold EPC Rating: D

offers in excess of

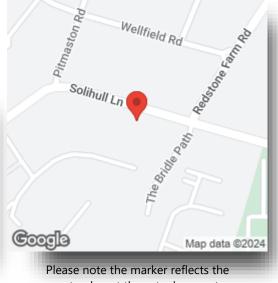
£325,000





view this property online shipways.co.uk/Property/SLY110582





postcode not the actual property



Property Ref: SLY110582 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



0121 744 4595



shirley@shipways.co.uk

208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk