



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.



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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



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Please note the marker reflects the
postcode not the actual property



Property Ref:
SLY110582 - 0005

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