



Lammas Close, Solihull

Offers Around £375,000

- SEMI DETACHED
- FOUR BEDROOMS
- LARGE GARDEN
- OPEN PLAN LIVING DINING ROOM
- GROUND FLOOR WC
- EXTENDED
- EN-SUITE SHOWER ROOM
- GARDEN WORKSHOP/STORE
- UTILITY
- KITCHEN BREAKFAST ROOM

A heavily extended four bedroomed semi detached property set in a popular and convenient location close to local amenities including Elmdon Park.

There are local shops in nearby Hobs Moat Road & Dove House Road/Parade together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

Regular bus services operate along Lode Lane & Hobs Moat Road, via Lode Lane, to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf where one will find further shopping facilities. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Lammas Close is in walking distance of Olton Railway Station which will be found offering services into Solihull Town centre, Birmingham and beyond.

The property is set from the road with off road parking for numerous vehicles and accessed via composite front door.

ENTRANCE PORCH

Accessed via composite door leading to front door allowing access into hall.

HALLWAY



A good sized hallway allowing access to the first floor, living/dining room and the kitchen. Having under stairs storage, wall mounted radiator and central ceiling light.

UTILITY 5'06 x 8'06 (1.68m x 2.59m)

Fitted with wall and base mounted units. Housing the washing machine and with door into WC and another onto side access into garden.

WC

A fitted WC with wash basin and toilet and a window to the front elevation.

LIVING DINING ROOM 9'04 x 9'11 + 16'10 x 16'05 max (2.84m x 3.02m + 5.13m x 5.00m max)



A large open plan living dining room with French doors opening onto the rear garden. Having an electric fire place with stone effect surround and wooden mantel, wall mounted radiators and wall mounted mood lighting.

KITCHEN BREAKFAST ROOM 8'11 x 6'04 + 15'02 x 8'06 (2.72m x 1.93m + 4.62m x 2.59m)



An extended kitchen breakfast room with a range of wall mounted and base units with integrated appliances including electric oven, hob and extractor, dishwasher, 1.5 bowl sink with mixer tap and waste disposal. With access into utility and French doors onto the rear garden. With window to side elevation, wall mounted radiator and central ceiling light.

LANDING

Allowing access to four bedrooms and the family bathroom with storage cupboard and central ceiling light.

BEDROOM ONE
18'00 x 8'06 (5.49m x 2.59m)



A good sized extended double bedroom. With window to rear elevation and access into fitted en-suite. With double ceiling lights and wall mounted radiator.

EN-SUITE
5'08 x 5'02 (1.73m x 1.57m)

A fitted en-suite with thermostatic mixer shower, wash basin and toilet with window to front elevation.

BEDROOM TWO
13'11 x 10,00 (4.24m x 3.05m,0.00m)



A double room with window to front elevation. With a range of fitted wardrobes and dressing table, wall mounted radiator and central ceiling light.

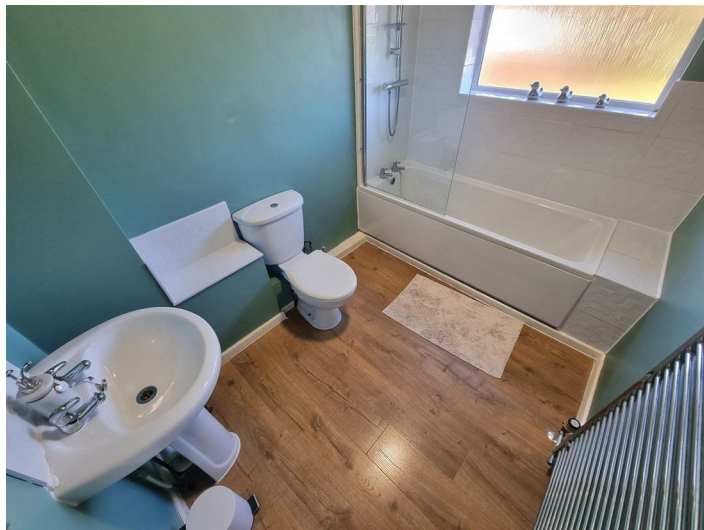
BEDROOM THREE
13'05 x 10,00 (4.09m x 3.05m,0.00m)

Another large double room with window to rear elevation, wall mounted radiator and central ceiling light.

BEDROOM FOUR
10'02 x 8'02 max (3.10m x 2.49m max)

A single room with window to front elevation. With storage cupboard, wall mounted radiator and central ceiling light.

FAMILY BATHROOM
8'09 x 6'04 (2.67m x 1.93m)



A well fitted bathroom with bath and thermostatic mixer shower, toilet and wash basin. With a window to rear elevation, wall mounted heated towel rail and central ceiling light.

GARDEN WORKSHOP

A large brick built garden workshop/storage.

GARAGE
15'10 x 7'06 (4.83m x 2.29m)

A single garage with up and over door with power and lighting.

OUTSIDE



With a good sized tarmac frontage allowing for parking of numerous vehicles. To the rear we have a large private garden with workshop. Mainly laid to lawn with various seating and patio areas and mature shrubs.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



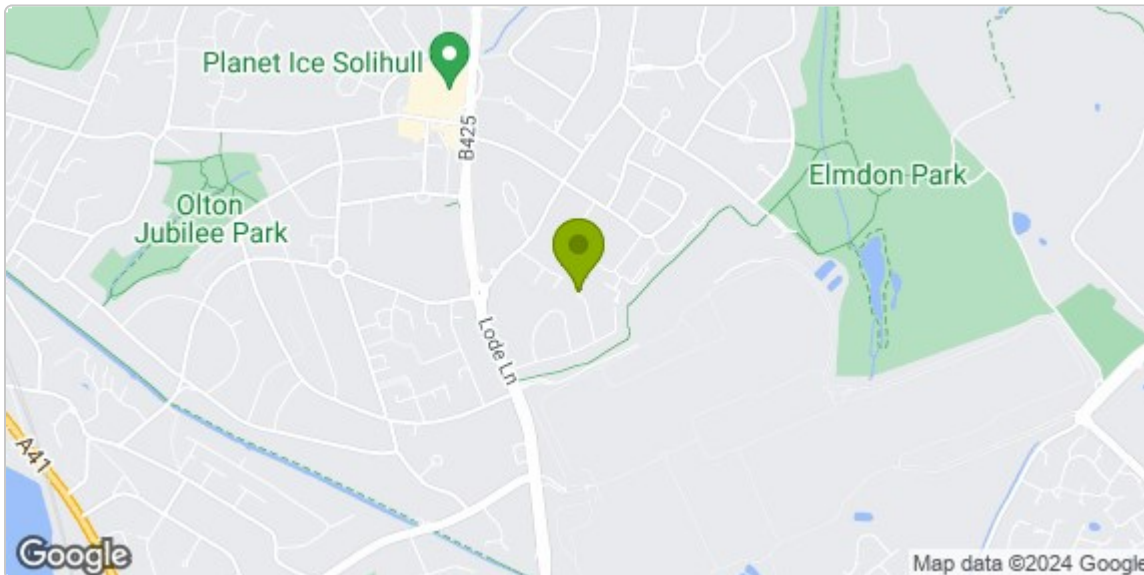
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
44 Lammas Close Solihull
Solihull B92 8PA

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk