



Lyndon Road, Solihull

Offers Around £435,000

- SEMI DETACHED
- OPEN PLAN LIVING
- SINGLE GARAGE
- OFF ROAD PARKING
- THREE BEDROOMS
- TASTEFUL FINISH
- GREAT LOCATION
- QUALITY FIXTURES AND FITTINGS

Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style semi-detached house is ideally positioned for local amenities and schooling including Chapel Fields Junior School, Daylesford Infant School and we are advised that the property currently falls in Lyndon Secondary School catchment, subject to confirmation from the Education Department.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road also offers regular bus services to Acocks Green village and Solihull town centre where there is an abundance of shopping facilities including those along the High Street, around Mell Square and within the Touchwood development which hosts a multi screen cinema, a wide choice of restaurants and access to Solihull Arts Complex.

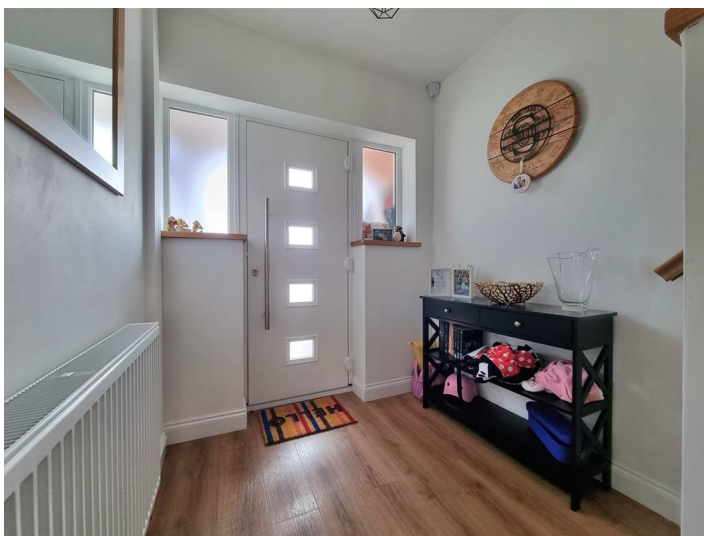
Tudor Grange leisure centre together with Norman Green athletics track are sited close to Solihull town centre, as is Solihull Railway Station which offers main line train services to London.

The property is set back from the road behind tarmac driveway with dwarf brick retaining wall leading to the accommodation.

ENTRANCE PORCH

Accessed via glazed sliding doors and leading to the composite front door allowing access into the

RECEPTION HALL



A bright reception hall leading to living room and the kitchen dining room with under stair storage, wall mounted radiator and ceiling light.

LIVING ROOM

11'10 x 15'11 max (3.61m x 4.85m max)



A good sized living room with large bay window to front elevation. Having integrated entertainment wiring, oak mantle over fire opening, wall mounted radiator and ceiling light.

OPEN PLAN KITCHEN DINING ROOM

11'10 x 7'03 + 19'06 x 12'09 max (3.61m x 2.21m + 5.94m x 3.89m max)



A gorgeous room with bi fold doors opening onto composite decking. With a fitted shaker style kitchen with breakfast bar having a range of wall mounted and base units with complementary quartz worktop. With a range of fitted appliances including double oven, induction hob, extractor, dishwasher, fridge freezer sink with mixer tap. Window to rear elevation. The other half of this room is set up as a second living room. With bi fold doors opening onto the garden, wood effect flooring, electric feature fire place, wall and ceiling lights and tower radiators. We also have access to the WC and Garage.



BEDROOM ONE
10'11 x 16 max (3.33m x 4.88m max)



An excellent sized double bedroom with bay window to front elevation, central ceiling light and wall mounted radiator.



BEDROOM TWO
12'09 x 10'10 (3.89m x 3.30m)



Another double room with window to rear elevation with views over garden. Having central ceiling light and wall mounted radiator.



WC

A fitted WC with wash basin and toilet with window to side elevation.

GARAGE
15'08 x 8 (4.78m x 2.44m)

A single garage with 3/4 style barn doors. With plumbing for washers and dryers and a large window to side elevation with power and lighting.

BEDROOM THREE

11'04 x 7'04 + 3'02 x 4'02 (3.45m x 2.24m + 0.97m x 1.27m)



A double room with window to front elevation. This room is an unusual shape having an extra area allowing access into eaves storage. Please refer to floor plan. Ceiling light and wall mounted radiator.

FAMILY BATHROOM

7'04 x 8'09 max (2.24m x 2.67m max)



A beautifully fitted family bathroom with a 4 piece suit including toilet, wash basin with vanity unit, toilet and oversized walk in shower. With obscure window to rear elevation and ceiling light with extractor.

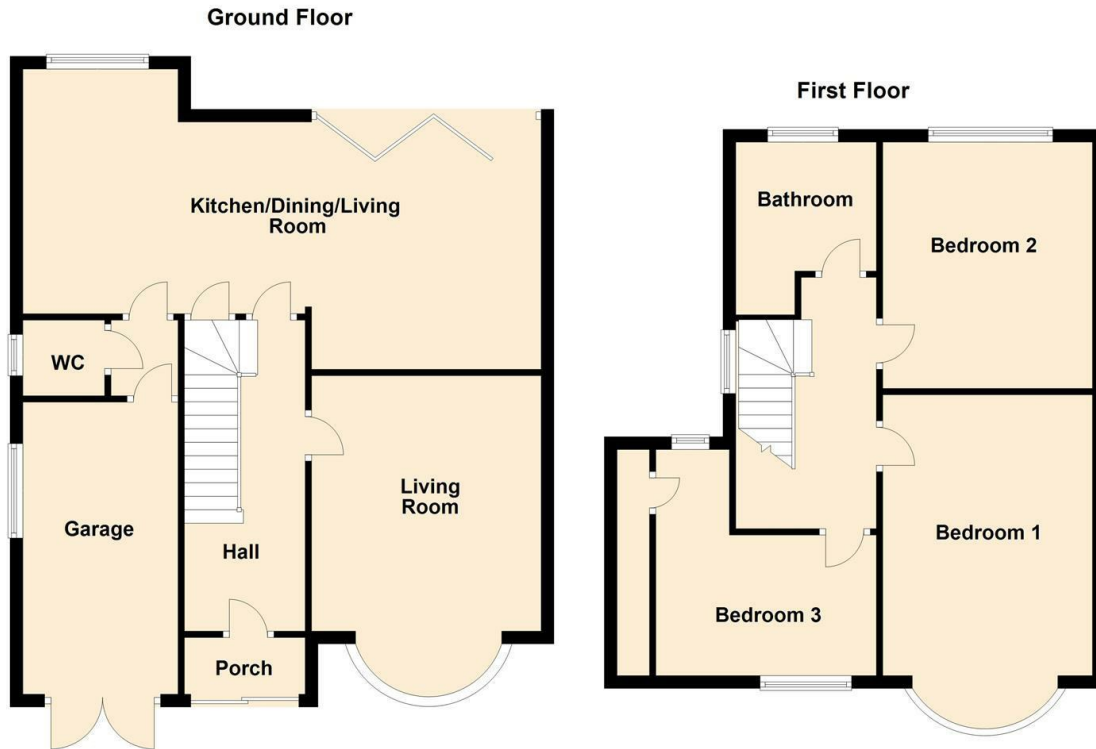
OUTSIDE



Large drive way allowing parking for numerous vehicles leading to front door, garage door and side gate access. To the rear we have private landscaped gardens with large covered deck and further extending onto a lawned area boarded by panel fencing and a few mature shrubs with raised borders and a garden shed.

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.



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road towards Olton proceed under the railway bridge and at the second set of traffic lights turn right into Richmond Road. Cross over the mini traffic island and at the next island turn right into Lyndon Road. Continue along here where the property can be found on the left hand side just before you get the another mini island.

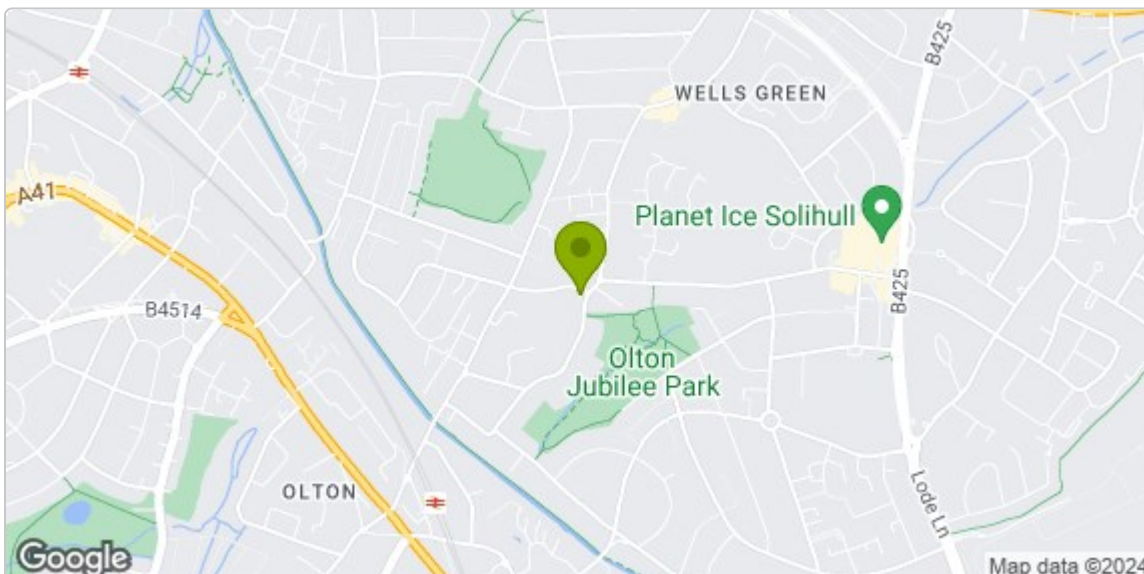
TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
101 Lyndon Road Solihull
Solihull B92 7RG

Council Tax Band: E

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

Current: 72, Potential: 83