



# Damson Lane, Solihull

**Asking Price £309,950**

- BUNGALOW
- OFF ROAD PARKING
- FREEHOLD
- CENTRAL LOCATION
- SINGLE GARAGE
- TWO BEDROOMS
- MODERNISATION REQUIRED
- VACANT POSSESSION
- AMENITIES CLOSE BY
- PRIVATE GARDEN



Unearth a hidden gem on Damson Lane! This charming bungalow offers a wonderful opportunity to create your dream home. While waiting for your modern touch, it boasts a delightful location and the potential to become a true showstopper.

Damson Lane is one of the main arterial road through Solihull. Linking Yew Tree Lane onto Warwick Road and Damson Park Way up to the Coventry Road. Regular bus services operate throughout the area as well as along Lode Lane to the town centre of Solihull.

There is easy access along nearby Damson Parkway to the A45 Coventry Road which will take you to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. With junior schools within walking distance and within the lode heath catchment area.

An ideal location for this two bedroomed bungalow that requires a full scheme of works.

### ENTRANCE HALL

As you walk into the property you're greeted with a large hallway leading to the bedrooms, living/dining room, kitchen and bathroom.

### BEDROOM 1

**13'08 x 10'09 (4.17m x 3.28m)**

A spacious double bedroom has a large bay window to the front elevation with radiator and central ceiling light.

### BEDROOM 2

**11'07 x 8'01 (3.53m x 2.46m)**

Another double bedroom with a large window to the front elevation with a radiator and central ceiling light.

### LIVING/DINING ROOM

**16'01 x 10'09 (4.90m x 3.28m)**

A generously sized living/dining room has a radiator, two ceiling lights and a large sliding door leading onto the garden.

### KITCHEN

**11'07 x 7'10 (3.53m x 2.39m)**

In the kitchen we have a window looking out the garden, a built in electric hob with extractor, 1 bowl sink and space for various appliances.

### BATHROOM

**8'04 x 5'05 (2.54m x 1.65m)**

We have a three piece bathroom suite with a pedestal wash basin, toilet and bath with thermostatic shower. There is also a radiator, central ceiling light and window to the side of the property.

## OUTSIDE



We have a small driveway leading to the garage. In the rear with have a private garden that is easy to maintain with access to the front of the property on one side and access to the garage on the other side.



## GARAGE

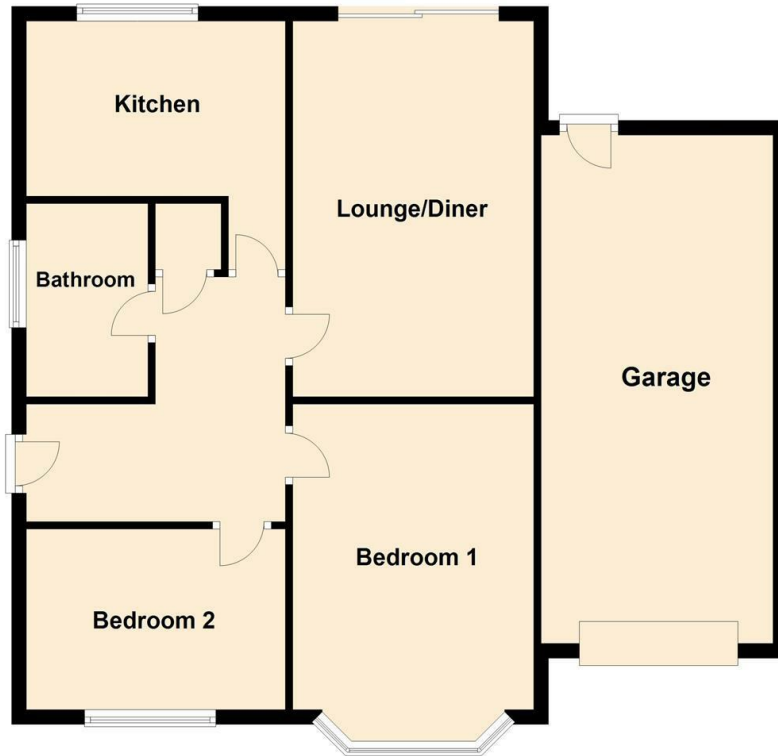


A single garage with up and over door, power and lighting. (one can assume)

## 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.

### Ground Floor



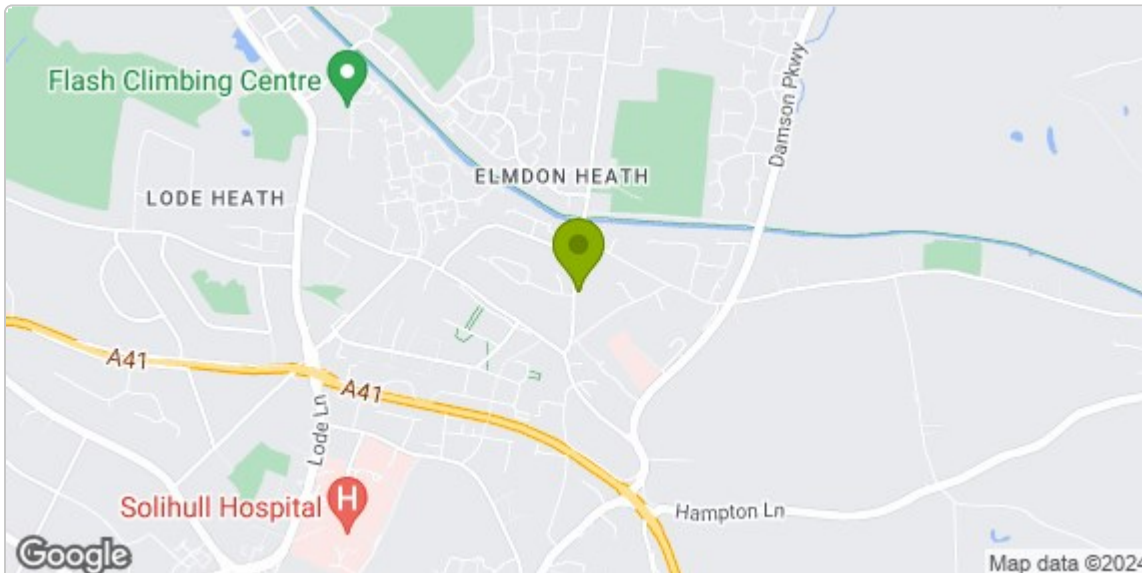
**TENURE:** We are advised that the property is Freehold.

**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:**  
16A Damson Lane Solihull  
Solihull B91 2RD

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	