



Lammas Close, Solihull

Asking Price £415,000

- LINK DETACHED
- EN-SUITE
- CONSERVATORY
- PRAYER ROOM/ STUDY
- EXTENDED
- FOUR BEDROOMS
- UTILITY
- GROUND FLOOR WC
- OFF ROAD PARKING

A heavily extended four bedroomed link 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 back from the road with off road parking for numerous vehicles and accessed via upvc front door into porch.

ENTRANCE PORCH

Accessed via UPVS door leading to the front door into the main accommodation.

LIVING ROOM **17'8" x 11'5" (5.4 x 3.5)**



A good sized living room with access through to dining room, kitchen, and the snug/office. With flowing solid wood floors and obscured glass doors to kitchen. Having a bay window to the front elevation, ceiling spot lighting and wall mounted radiator.

DINING ROOM **9'2" x 12'1" (2.8 x 3.7)**



Accessed via an opening through from the living room and with sliding doors into conservatory. With follow through hard wood flooring and service hatch to the kitchen. Wall mounted radiator and ceiling and wall mounted lighting

SNUG **13'1" x 6'6" (4.00m x 2.00m)**

With access to the WC. Currently used for storage and children's toys and ideal office/snug/playroom with hardwood flooring and wall mounted lighting.

KITCHEN **12'5" x 8'6" (3.80m x 2.60m)**



A fully fitted kitchen with a range of wall mounted and base units with work top over. With integrated appliances including electric oven, built in electric microwave, ceramic sink with drainer and mixer tap, gas hob with electric extractor, and a dishwasher. With window to rear elevation and central ceiling light.

UTILITY **10'9" x 6'6" (3.30m x 2.00m)**

A fitted utility with wall mounted and base units and worktop over. With sink and mixer tap and space and plumbing for washing machine and dryer. With access to the study/prayer room. Having spot lighting and wall mounted radiator.

STUDY

6'6" x 6'6" (2.00m x 2.00m)

With tiled floor and French doors onto the garden. Currently used as a prayer room could make an ideal study.

CONSERVATORY

13'1" x 9'10" (4.00m x 3.00m)

A good sized conservatory with brick built bottom with French doors opening onto the garden. With central fan and wall hung and ceiling mounted lighting.

LANDING

Allowing access to four bedrooms and the family bathroom.

BEDROOM ONE

15'1" x 6'6" (4.60m x 2.00m)



An extended double room with en-suite. Window to front elevation, ceiling light and wall mounted radiator.

EN-SUITE

7'2" x 6'6" (2.20m x 2.00m)

Fitted en-suite with shower cubicle and thermostatic shower toilet and wash basin and vanity with window to rear elevation, ceiling light wall mounted heated towel rail.

BEDROOM TWO

11'9" x 10'5" (3.60m x 3.20m)



Another double bedroom with window to rear elevation, with central lighting and wall mounted radiator.

BEDROOM THREE

11'5" x 11'5" (3.50m x 3.50m)

A Double room with window to front elevation, with spot lighting and wall mounted radiator.

BEDROOM FOUR

8'2" x 7'10" (2.50m x 2.40m)

With fitted wardrobed and desk space. With window to front elevation and ceiling light. With wall mounted radiator.

FAMILY BATHROOM

7'2" x 6'6" (2.20m x 2.00m)



GARAGE STORE

Accessed via wooden barn style doors Allowing for storage of bikes/bins etc.

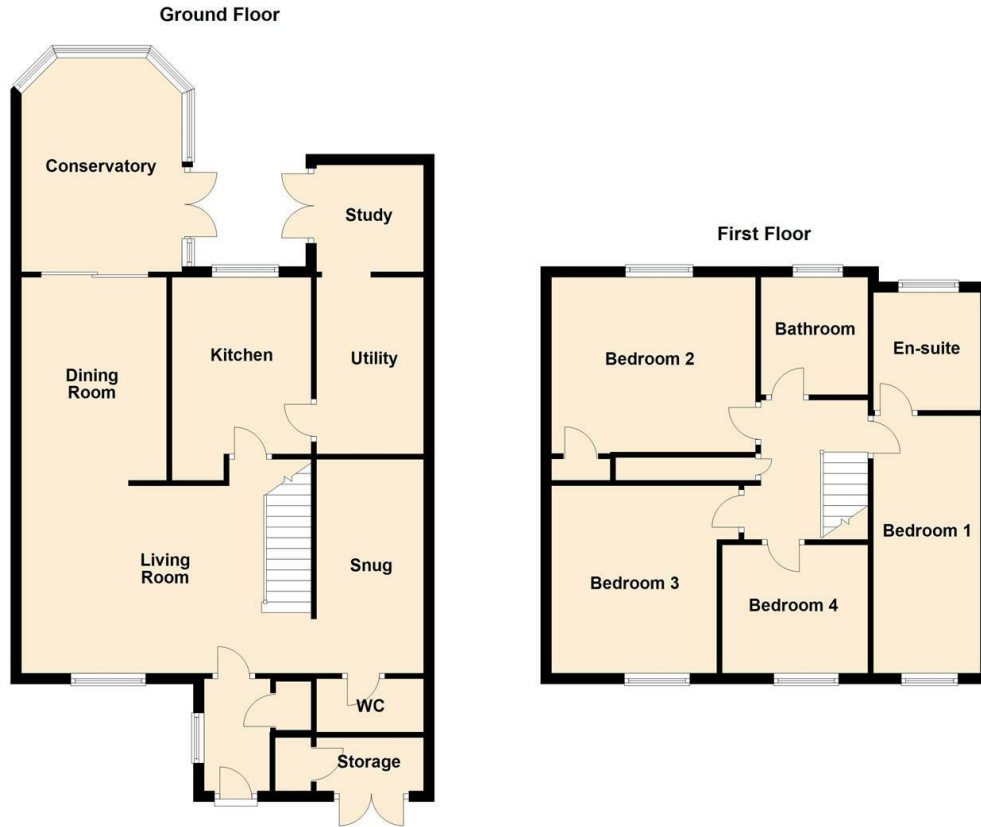
OUTSIDE



With heaps of off road parking to the front. With a private rear garden laid mainly to lawn with mature shrub borders providing shielding.

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:
4 Lammas Close Solihull B92
8PA

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		63
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
			84
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