



smarthomes

Lammas Close

Solihull

- A Well Presented Three Bedroom Family Home
- Recently Re-Decorated & Re-Carpeted
- Breakfast Kitchen
- No Upward Chain

Offers Over £300,000

Current EPC Rating - 60
Current Council Tax Band - C





Property Description

A recently re-decorated and re-carpeted semi detached property benefiting from no upward chain, three bedrooms, lounge diner, breakfast kitchen, family bathroom with separate WC, garage, off-road parking and West facing rear garden.

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Lounge Diner to Rear - 4.9m x 2.92m (16'1" x 9'7")

Breakfast Kitchen - 1.91m x 5.28m (6'3" x 17'4")

Bedroom One to Rear - 4.06m x 2.97m (13'4" x 9'9")

Bedroom Two to Front - 4.14m x 2.51m (13'7" x 8'3")

Bedroom Three to Front - 2.44m x 3.2m (8'0" x 10'6" (max))

Family Bathroom - 2.74m x 1.91m (9'0" (max) x 6'3")

Separate W.C

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor.



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.