



smarthomes

## Lyndon Road

Solihull, West Midlands, B92 7QQ

- A Beautifully Presented & Extended Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Extended Kitchen / Breakfast Room

**£380,000**

EPC Rating - 61

Current Council Tax Band - D





## Property Description

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.

The property is set back from the road behind a generous sized tarmac driveway providing off road parking extending to UPVC double glazed door leading into

### Enclosed Porch

Having double glazed leaded windows to either side of oak inset door leading into



### Entrance Hallway

With ceiling light point, oak engineered wood flooring, central heating radiator, decorative dado rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Through Lounge/Diner

29' 5" (into bay) x 10' 9" (8.97m x 3.28m) With UPVC double glazed bay window to front elevation, decorative dado rail, coving to ceiling, ceiling light point, two central heating radiators, feature Adam style fire surround set on marble hearth and double glazed door and window through to

### Warm Room to Rear

10' 10" x 9' 8" (min) (3.3m x 2.95m) Having central heating radiator, insulated vaulted roof with inset downlighters, double glazed windows to side and rear and double glazed French doors leading out to patio area

### Extended Kitchen/ Breakfast Room to Rear

19' 7" x 13' 5" (5.97m x 4.09m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, plumbing for slimline automatic dishwasher, electric cooker point, ceramic tiling to floor, contemporary vertical radiator, inset down lighters, door leading off to pantry and under stairs store cupboard. Opening through to breakfast area, with double glazed French doors leading out to rear garden, inset downlighters, wall mounted extractor, plumbing for automatic washing machine and space for tumble dryer, additional vertical radiator and extending through to lobby with door to

### Guest W.C

With low flush WC and vanity wash hand basin, ceiling light point and extractor.

### Accommodation On The First Floor

#### Landing

With decorative dado rail, ceiling light point, loft hatch to boarded loft space having ladder and power, obscure double glazed window to side and doors leading off to

#### Bedroom One to Rear

16' 2" (into bay) x 9' 9" (4.93m x 2.97m) With double glazed bay window to rear elevation, radiator and two ceiling light points

#### Bedroom Two to Front

12' 1" x 10' 4" (3.68m x 3.15m) With double glazed bay window to front elevation, radiator and ceiling light point





### Bedroom Three to Front

5' 10" x 6' 9" (1.78m x 2.06m) With double glazed window to front elevation, radiator and ceiling light point

### Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with shower over and glazed screen, vanity wash hand basin with mixer tap, tiled flooring, tiling to walls, obscure double glazed window to rear, chrome ladder style heated towel rail and built-in store cupboard

### Separate WC

With low flush WC, obscure double glazed window to side, ceiling light point, tiling to walls and floor and central heating radiator.

### Easterly Facing Rear Garden

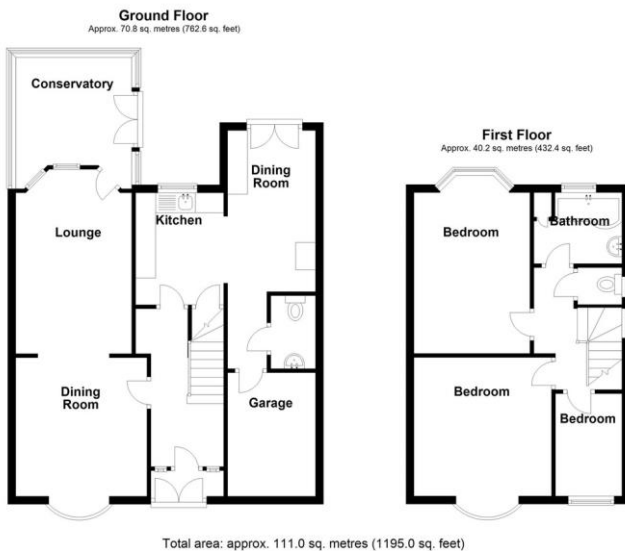
Being mainly laid to lawn with paved patio and panelled fencing to boundaries, cold water tap, paved patio area and further patio area to rear.

### Garage

10' 2" x 7' 8" (3.1m x 2.34m) Housing the Baxi central heating boiler and having power point, cold water tap and ceiling strip light

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 83                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> |         | 81                      |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| <b>England, Scotland &amp; Wales</b>        |          |         | EU Directive 2002/91/EC |

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