



smarthomes

**Lyndon Road**

Solihull

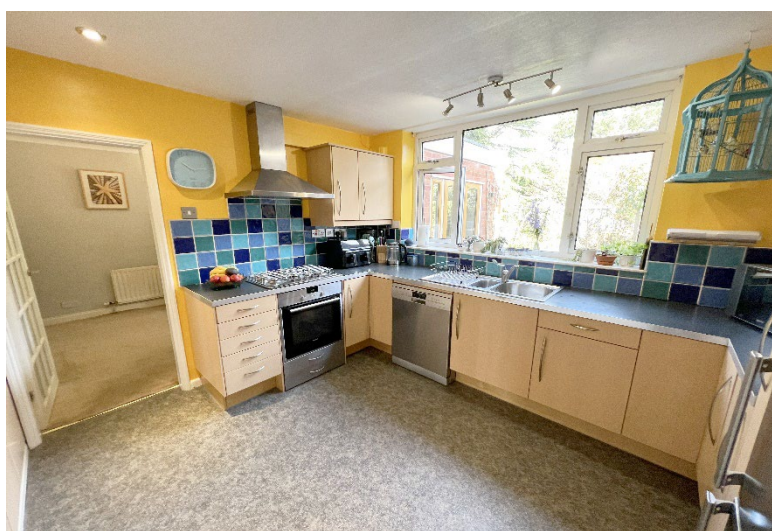
- An Extended Four Bedroom Semi Detached Property
- Three First Floor Bedrooms & Ground Floor Bedroom
- Extended Dining Room
- Lounge

**£425,000**

Current EPC Rating 67 (D)  
Current Council Tax Band D







## Property Description

An extended four bedroom semi detached property within walking distance to Olton Train Station and briefly affording lounge, extended dining room, kitchen, utility, ground floor bedroom, guest WC, three bedrooms and shower room to first floor, well presented rear garden with summer house, garage and driveway parking

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

### Guest WC

Lounge to Front - 4.3m (into bay) x 3.8m (14'1" x 12'5")

Extended Dining Room to Rear - 6.1m x 2.7m (20'0" x 8'10")

Kitchen to Rear - 2.9m x 3.4m (9'6" x 11'1")

Utility Room - 5.3m x 2.1m (17'4" x 6'10")

Extended Bedroom Four to Rear - 4.7m x 2.3m (15'5" x 7'6")

Bedroom One to Front - 3.3m x 3.8m (into bay) (10'9" x 12'5")

Bedroom Two to Rear - 3.4m x 3.2m (11'1" x 10'5")

Bedroom Three to Rear - 2.8m x 2.3m (9'2" x 7'6")

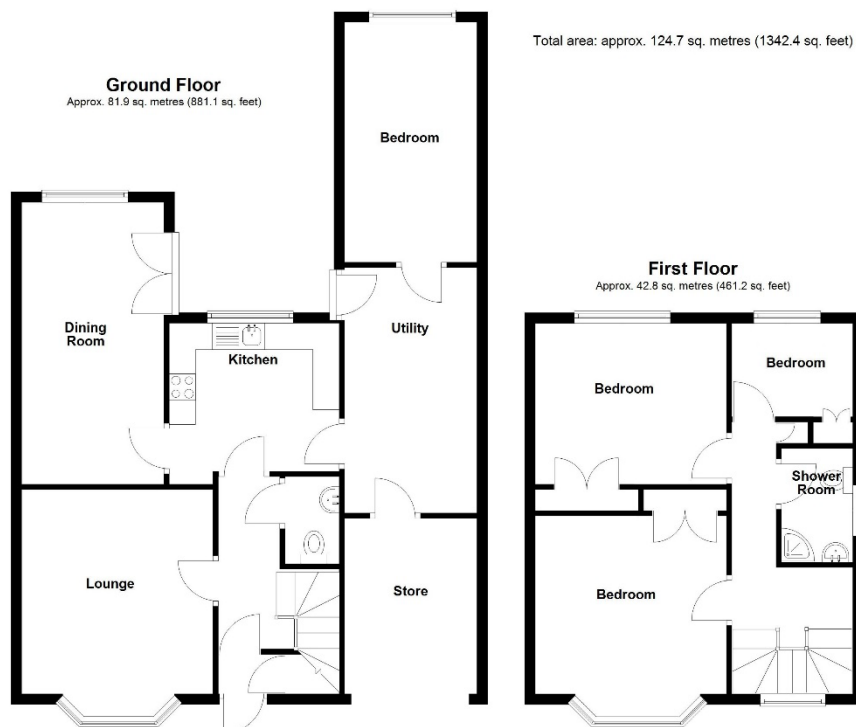
Family Shower Room to Front - 2.5m x 1.8m (8'2" x 5'10")

Garage - 3.4m x 2.3m (11'1" x 7'6")

### Tenure

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





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