

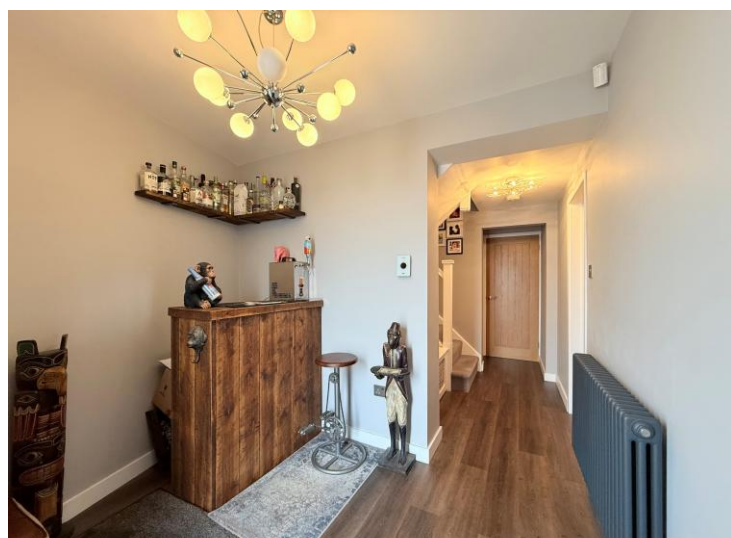
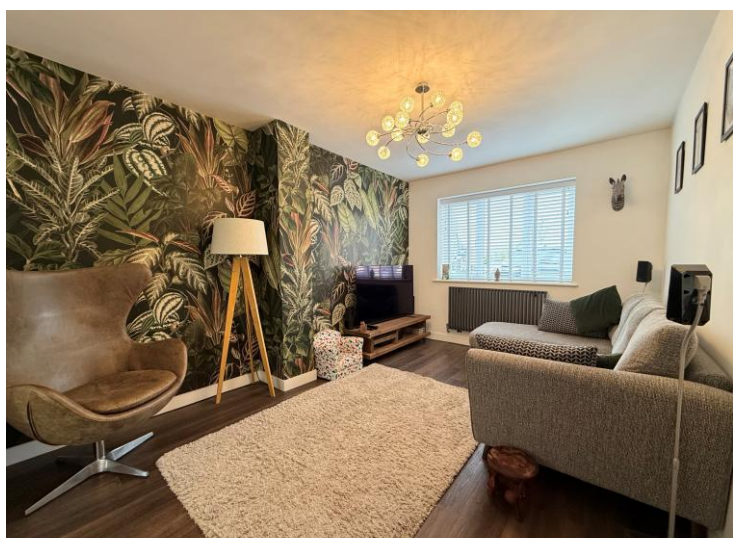


Lyndon Road Solihull

- A Beautifully Presented Four Bedroom Family Home
- Open Plan Re-Fitted Kitchen & En-Suite Shower Room
- Stunning Mature Landscaped South Facing Rear Garden
- Lounge, Utility/Study & Guest W.C

£425,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

A beautifully presented and substantially extended semi-detached family home situated in a most convenient location. Offering accommodation comprising a spacious entrance hallway, superb open plan extended family kitchen/diner, lounge, utility room/study, guest W.C, four good size bedrooms, luxury en-suite shower room, luxury re-fitted family bathroom, a stunning mature landscaped South facing rear garden, ample driveway parking and wired in smoke alarms in every room

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 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 to Front 4.29m x 2.9m (14'1" x 9'6")

Superb Extended Open Plan Family Kitchen/Diner to Rear

Utility Room/Study 4.67m x 2.44m max (15'4" x 8'0" max)

Bedroom Two to Rear 4.04m x 3.05m (13'3" x 10'0")

Bedroom Three to Front 3.12m x 2.16m (10'3" x 7'1")

Bedroom Four to Rear 2.74m x 2.59m (9'0" x 8'6")

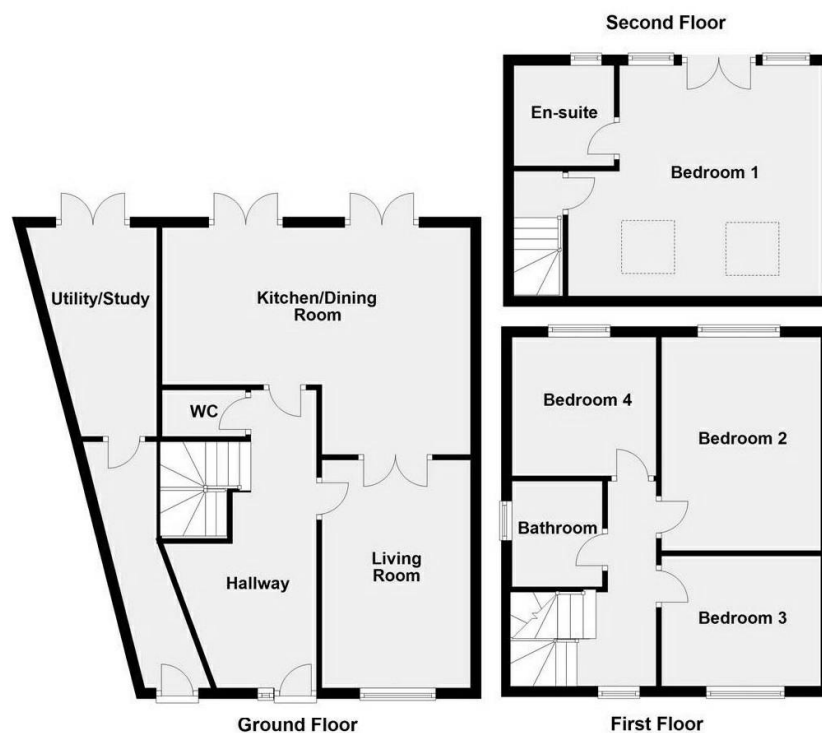
Luxury Re-Fitted Family Bathroom to Side 2.01m x 1.7m (6'7" x 5'7")

Superb Master Bedroom 4.67m max x 4.19m max (15'4" max x 13'9" max)

Luxury En-Suite Shower Room 1.93m x 1.88m (6'4" x 6'2")

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. Current council tax band – C



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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 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.