



**Langley Hall Road**

Solihull

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Westerly Facing Rear Garden
- Conservatory & Utility Room

**OIRO £350,000**

Current EPC Rating - TBC  
Current Council Tax Band - C







## Property Description

A beautifully presented family home benefitting from three double bedrooms, attractive lounge diner, spacious conservatory, re-fitted kitchen, four piece family bathroom, good size utility, delightful Westerly facing rear garden, garage store and off road 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

Attractive Lounge Diner 6.73m x 3.28m (22'1" x 10'9")

Warm Roof Conservatory 4.34m x 2.95m (14'3" x 9'8")

Re-Fitted Kitchen to Rear 3.56m x 2.9m (11'8" x 9'6")

Spacious Utility Room 3.86m x 2.59m (12'8" x 8'6")

Bedroom One to Front 3.71m x 3.38m (12'2" x 11'1")

Bedroom Two to Front 3.51m x 2.54m (11'6" x 8'4")

Bedroom Three to Rear 2.87m max x 3.12m up to wardrobes (9'5" x 10'3")

Four Piece Family Bathroom to Rear 2.9m x 1.91m (9'6" x 6'3")

Garage Store 2.59m x 2.01m (8'6" x 6'7")

### 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 – C





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