



Langley Hall Road

Solihull

- A Well Presented Three/Four Bedroom Family Home
- Fitted Kitchen & Family Bathroom & Modern Shower Room
- Driveway Parking & South Facing Rear Garden
- Spacious L Shaped Lounge/Diner

£350,000

Current EPC Rating - C

Current Council Tax Band - D



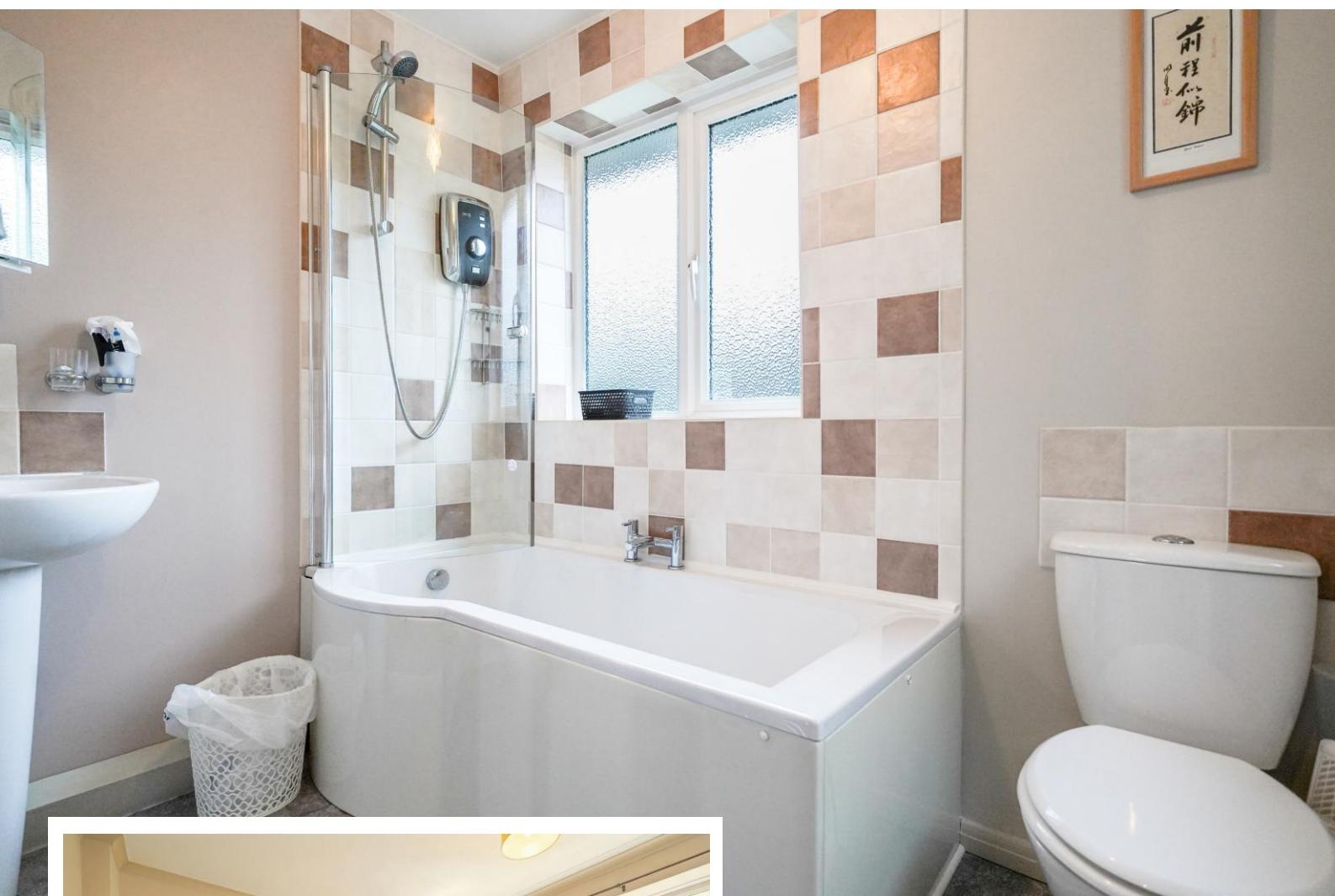


Property Description

A very well presented semi-detached family home with open views to rear and a recent replacement roof. Offering accommodation comprising an L shaped lounge/diner, enlarged re-fitted kitchen, home office/ground floor bedroom four, modern ground floor shower room, three first floor double bedrooms, re-fitted family bathroom, landscaped South facing rear garden 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 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

L Shaped Lounge/Diner to Rear 5.84m max x 5.44m max (19'2" max x 17'10" max)

Enlarged Re-Fitted Kitchen to Rear 3.4m x 3.05m (11'2" x 10'0")

Home Office/Bedroom Four to Front 4.98m max x 2.44m (16'4" max x 8'0")

Modern Ground Floor Shower Room 1.83m x 1.52m (6'0" x 5'0")

Bedroom One to Front 3.51m x 3.33m (11'6" x 10'11")

Bedroom Two to Rear 3.73m x 2.92m (12'3" x 9'7")

Bedroom Three to Front 2.87m x 2.57m (9'5" x 8'5")

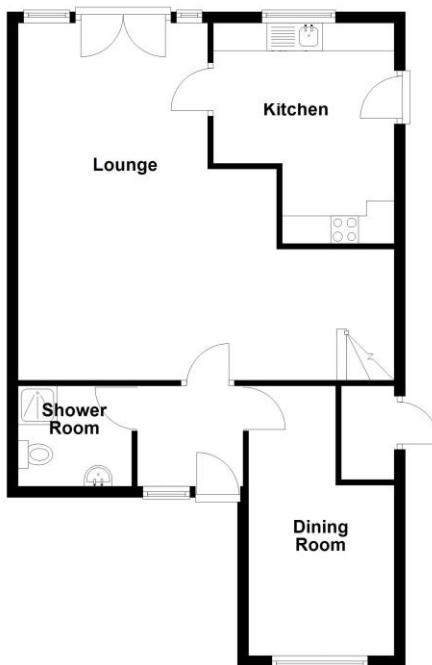
Re-Fitted Family Bathroom 2.46m x 1.65m (8'1" x 5'5")

Tenure

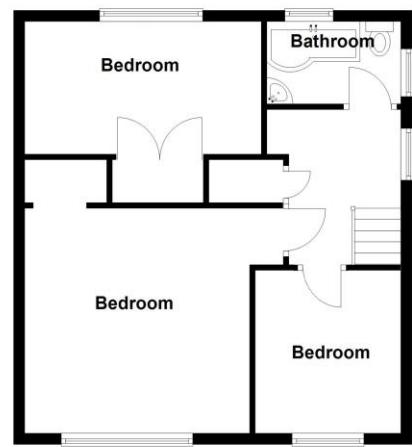
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor
Approx. 64.8 sq. metres (697.1 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 115.2 sq. metres (1239.9 sq. feet)

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 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.