



Lyndon Road

Solihull

- A Beautifully Presented Three Bedroom Family Home
- Open Plan Family Kitchen/Diner & Family Shower Room
- Southerly Facing Rear Garden & Rear Double Garage
- Spacious Lounge & Guest W.C

£365,000

Current EPC Rating - D
Current Council Tax Band - C

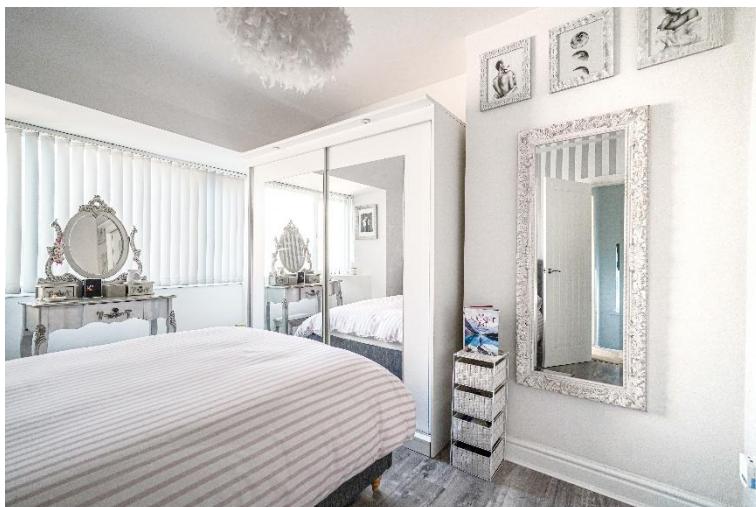




Property Description

An extremely well presented and extended semi detached property offering three double bedrooms, lounge, extended kitchen diner, guest WC, family shower room, private rear garden, double garage to rear 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 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 7.7m x 3m (25'3" x 9'10")

Extended Kitchen Diner to Rear 5.9m x 5.4m (19'4" x 17'8")

Extended Bedroom One to Rear 6.2m x 1.8m (20'4" x 5'10")

Bedroom Two to Front 3.9m (into bay) x 3m (12'9" x 9'10")

Bedroom Three to Rear 3.7m x 3m (12'1" x 9'10")

Family Shower Room to Front 2m x 1.6m (6'6" x 5'2")

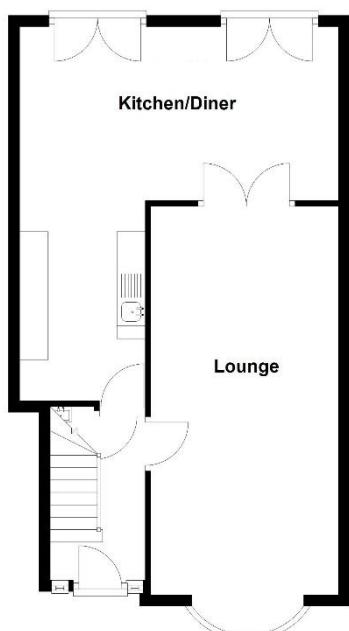
Double Garage 5.2m x 6.2m (17'0" x 20'4")

Tenure

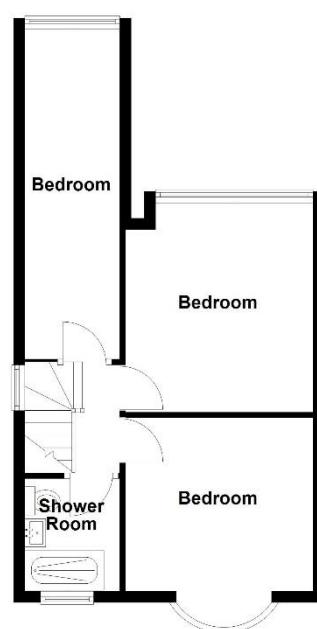
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor
Approx. 54.9 sq. metres (590.5 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 95.2 sq. metres (1024.3 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.