



Damson Lane, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

Nestled on a sought-after road, this enchanting four-bedroom semi-detached house exudes charm and functionality in equal measure.

Upon entering through the spacious hallway, you will be greeted by a seamless flow between the ground floor living areas, enriched with ample storage facilities and a convenient guest toilet for added comfort and practicality.

The heart of the home lies within the generous open plan kitchen/diner, thoughtfully designed with abundant work surfaces and a large breakfast island to cater to culinary enthusiasts and entertainers alike. A practical office/utility room offers convenience and organisation to the daily activities of the household.



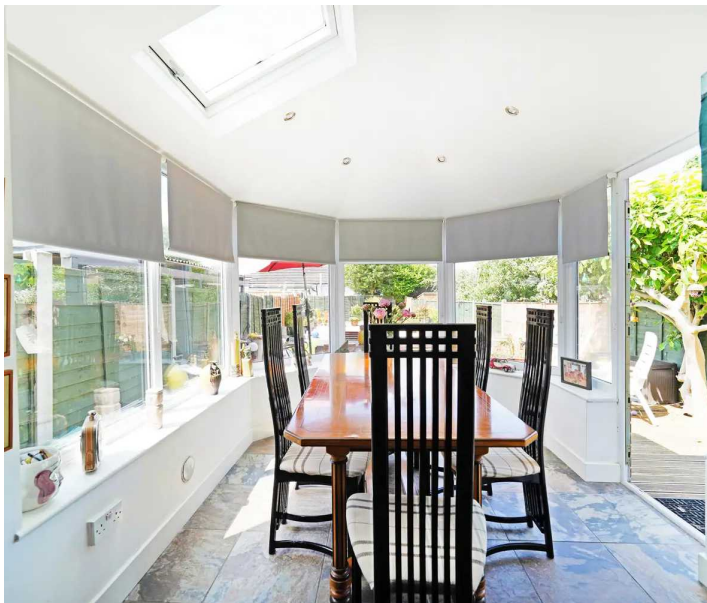
With an abundance of natural light pouring in, the large living room features a striking fireplace, creating a warm and inviting ambience for relaxation and gatherings. The addition of an excellent conservatory with views of the serene rear garden further amplifies the living spaces of this property.



Moving to the first floor, you will find four well-proportioned bedrooms, one of which boasts a luxurious ensuite bathroom, providing added privacy and comfort. The remaining bedrooms are serviced by a family bathroom, featuring modern fixtures and fittings for ultimate convenience.

Externally, the property unveils a beautifully maintained rear garden, offering a tranquil sanctuary for outdoor relaxation and enjoyment. To the front, a large driveway provides ample parking for multiple vehicles and directs to a single garage, ensuring ease of access and storage for residents and guests.

This meticulously designed property seamlessly blends style and functionality, offering a serene retreat within a desirable location. Embrace the potential of this charming abode and elevate your lifestyle with its array of features and spaces tailored for modern living.



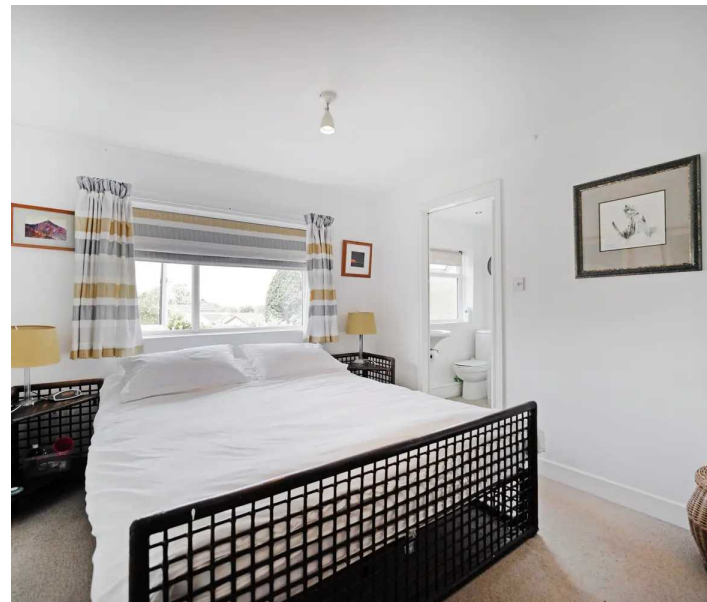
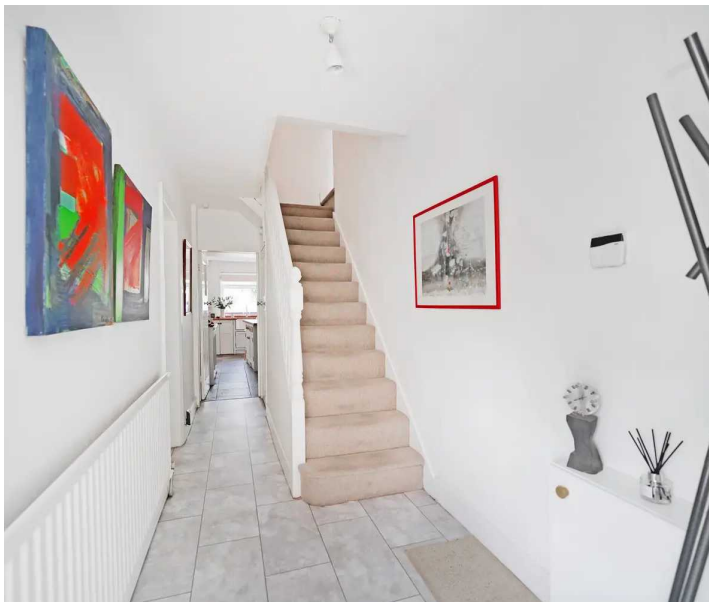


PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold



- Four Bedroom Semi-Detached Property
- Abundance Of Natural Light Throughout
- Large Open Plan Kitchen / Diner
- Living Room & Conservatory
- Office / Utility Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Beautifully Maintained Rear Garden
- Driveway & Garage



PORCH

HALLWAY

WC

7' 3" x 2' 11" (2.21m x 0.88m)

LIVING ROOM

22' 2" x 10' 11" (6.75m x 3.32m)

KITCHEN / DINER

20' 4" x 17' 2" (6.20m x 5.22m)

OFFICE / UTILITY ROOM

8' 3" x 6' 2" (2.52m x 1.87m)

CONSERVATORY

8' 11" x 8' 0" (2.71m x 2.43m)

FIRST FLOOR

PRINCIPAL BEDROOM

21' 7" x 9' 7" (6.58m x 2.92m)

ENSUITE

7' 5" x 5' 11" (2.26m x 1.80m)

BEDROOM TWO

13' 3" x 10' 6" (4.04m x 3.19m)

BEDROOM THREE

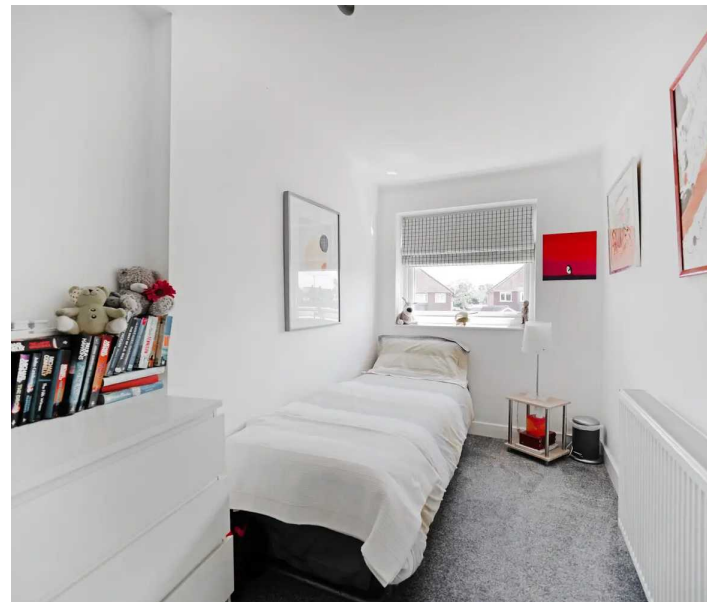
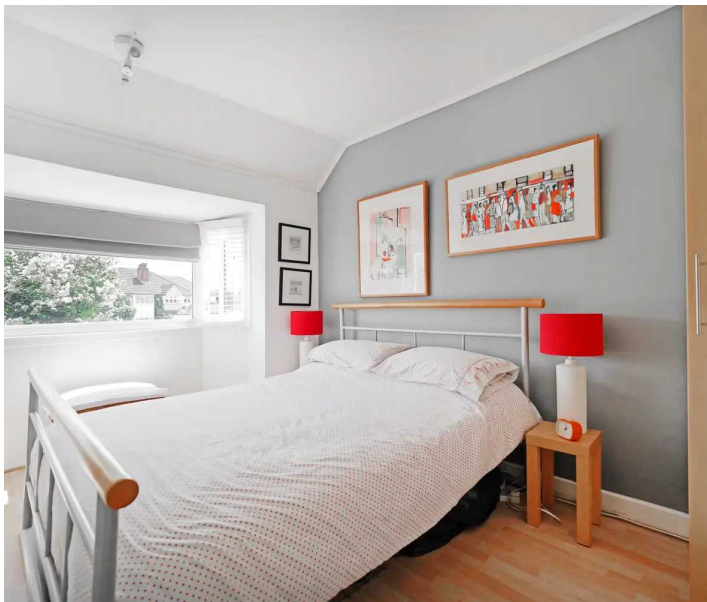
12' 9" x 5' 11" (3.89m x 1.81m)

BEDROOM FOUR

7' 10" x 5' 10" (2.39m x 1.77m)

BATHROOM

11' 6" x 9' 4" (3.51m x 2.85m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 157.0 sq.m. = 1690 sq.ft. approx.

OUTSIDE THE PROPERTY**BEAUTIFULLY MAINTAINED REAR GARDEN****GARAGE**

15' 10" x 8' 2" (4.83m x 2.49m)

ITEMS INCLUDED IN SALE

Smeg free standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms and all light fittings.

ADDITIONAL INFORMATION

Services - mains gas, oil, electricity and mains sewers.
Broadband - Sky.

MONEY LAUNDERING REGULATIONS

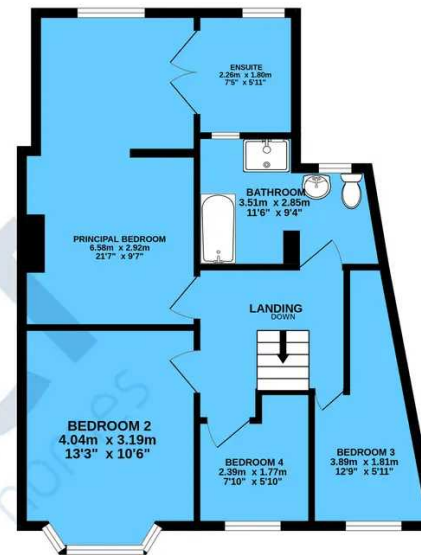
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 157.0 sq.m. (1690 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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