

# HUNTERS®

HERE TO GET *you* THERE



## Langley Hall Road

Solihull, B92 7HE

£300,000



Council Tax:



# 62 Langley Hall Road

Solihull, B92 7HE

£300,000



## Info

This charming three-bedroom semi-detached home on Langley Hall Road, Solihull, offers an excellent blend of comfort, convenience, and style. Situated in a highly sought-after location, the property boasts a spacious driveway, providing off-road parking and includes a practical garage for additional storage.

Inside, the house features three generously sized bedrooms, perfect for families or those in need of extra space for work or hobbies. The layout is designed for modern living, with well-proportioned rooms that offer plenty of natural light throughout.

The rear of the property opens to a private garden, ideal for outdoor entertaining, gardening, or simply enjoying some peace and quiet. The location enhances its appeal, being close to local amenities, excellent schools, and convenient transport links, making it perfect for families or professionals.

## Lounge

Featuring wall and ceiling light points, a radiator, carpeted flooring, and double-glazed sliding patio doors opening to the garden.

## Kitchen

Fitted with wall, drawer, and base units, this kitchen features work surfaces, a sink with a mixer tap, tiled splashbacks and flooring, space for electric cooker, under and a double-glazed front window.

## Bedroom One

Includes a double-glazed window to the front elevation, fitted wardrobes, a radiator, and a ceiling light point.

## Bedroom Two

Features a double-glazed window to the rear elevation, a radiator, and a ceiling light point.

## Bedroom Three

Features a double-glazed window to the rear elevation, a radiator, and a ceiling light point.

## Family Bathroom

Fitted with a three-piece suite comprising a panelled bath, low-flush WC, and washbasin, plus a separate shower cubicle. Features half-tiled walls, an obscure double-glazed front window, a radiator, and a ceiling light.

## Garden

Primarily laid to lawn, with a paved patio, boundary fencing, and rear gated access.



Road Map



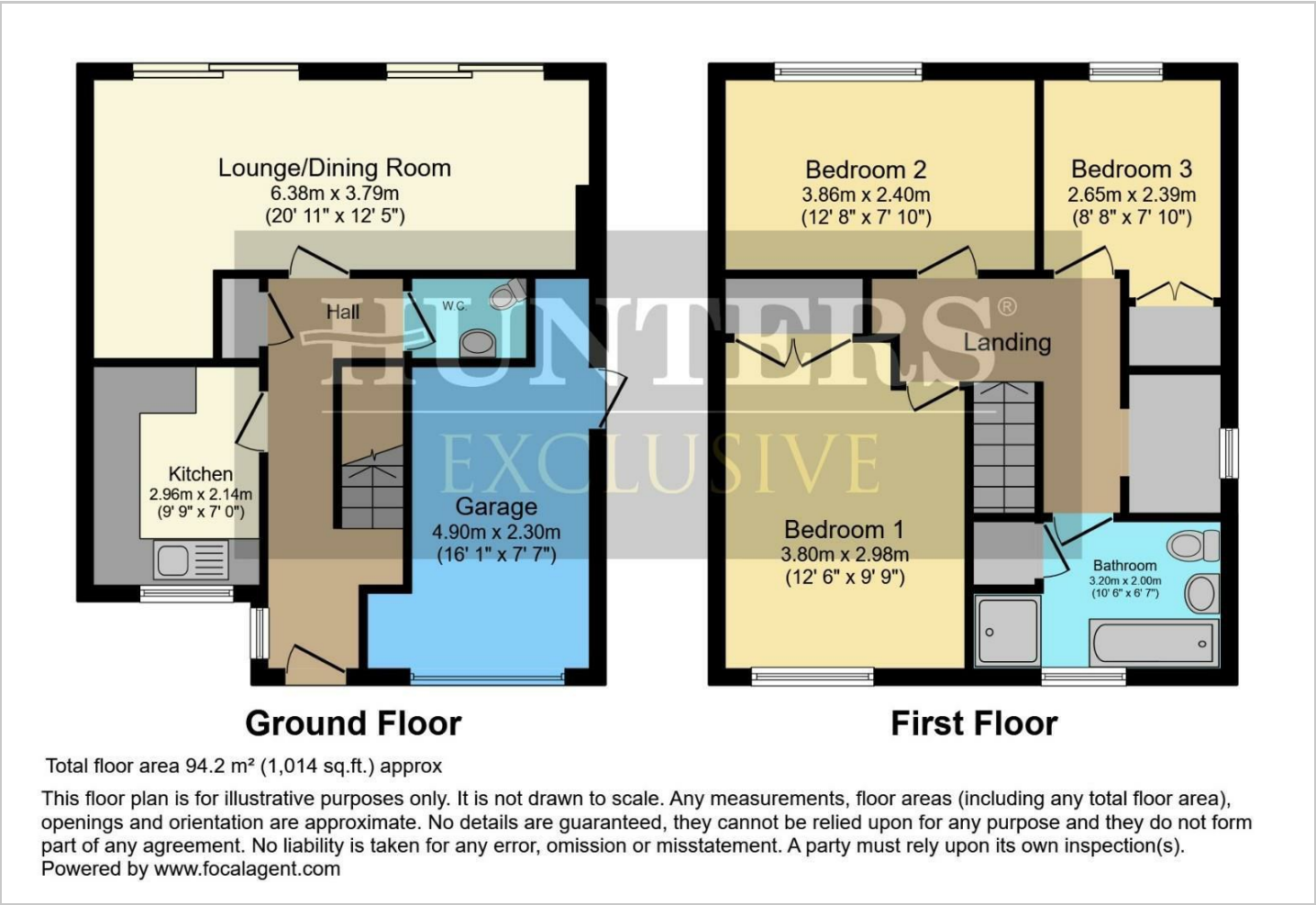
Hybrid Map



Terrain Map



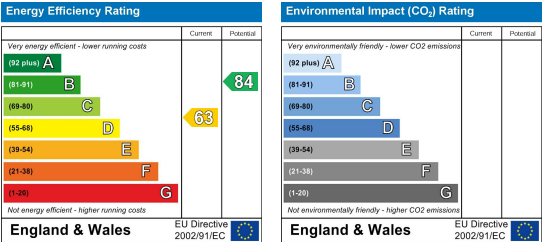
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.