

# HUNTERS<sup>®</sup>

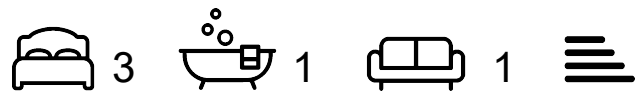
HERE TO GET *you* THERE



## Lighthorne Road

Solihull, B91 2BD

£315,000



Council Tax:





# 17 Lighthorne Road

Solihull, B91 2BD

£315,000



## Information

Located in a peaceful cul-de-sac, just a short walk from Solihull Town Centre, this is a fantastic opportunity to acquire a three-bedroom traditional semi-detached property that requires modernisation throughout. The home offers gas central heating, double glazing, and the added benefit of a driveway and a generously sized garden. Ideal for first-time buyers or investors looking to add their personal touch, this property presents great potential to create a home tailored to your preferences.

## Through Lounge & Diner

Double glazed window to front elevation, gas fireplace, ceiling light point, sliding door to conservatory, and carpeted throughout

## Kitchen

Double glazed window to rear and side elevation, a range of wall and base units, plumbing for washing machine, stainless steel sink, and door leading to garden

## Bathroom

Double glazed window to rear, panelled bath, handwash basin, low flush WC, tiled flooring, and part-tiled walls."

## Bedroom One

Double glazed window to front elevation, built-in storage units, ceiling light point, and carpeted throughout.

## Bedroom Two

Double glazed window to rear elevation, ceiling light point, and carpeted throughout.

## Bedroom Three

Double glazed window to front elevation, ceiling light point, and carpeted throughout.

## Garden

A generously sized rear garden with a patio area, garage to the rear, and attractive fencing and hedges along the borders, providing both privacy and a lovely outlook.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Ground Floor**

**First Floor**

Total floor area 78.5 sq.m. (845 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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.