

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lugtrout Lane

Catherine-De-Barnes, Solihull, B91 2TL

£350,000



Council Tax:



# 443 Lugtrout Lane

Catherine-De-Barnes, Solihull, B91 2TL

£350,000



## Lounge

A double-glazed window to the front elevation floods the room with natural light, complemented by a radiator, ceiling light point, and cozy carpeted flooring, creating a bright and inviting space.

## Kitchen & Dining Room

**Kitchen:**

A selection of matching wall and base units provides ample storage, with integrated appliances including an electric oven, gas hob with an extractor fan above, and a fridge freezer. The stainless steel sink with a mixer tap is complemented by tiled flooring and splashbacks. Plumbing is available for a washing machine, and a double-glazed door leads out to the garden.

**Dining Room:**

Featuring ceiling spotlights, a radiator, and carpeted flooring throughout, this bright and welcoming dining room also offers a door leading to the first floor.

## Family Bathroom

A double-glazed window to the rear elevation brightens the space, featuring a panelled bath with an electric shower overhead. The bathroom also includes a hand wash basin, low flush WC, and a radiator. The stylish herringbone flooring and tiled walls.

## Bedroom One

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

## Bedroom Two

A double-glazed window to the rear elevation,

radiator, ceiling light point, and soft carpeted flooring throughout.

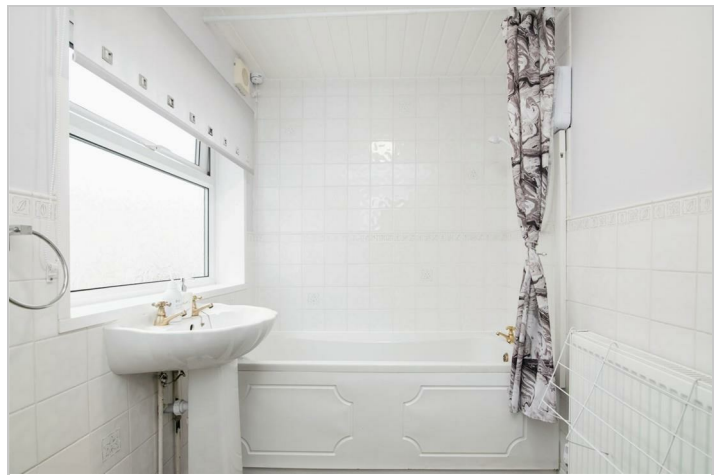
## Shower Room

The shower cubicle offers a refreshing space, complemented by a hand wash basin with stylish tiled splashbacks. A heated towel rail adds a touch of luxury, while the low flush WC and sleek wooden flooring complete the modern feel. A ceiling light point further enhances the bright.

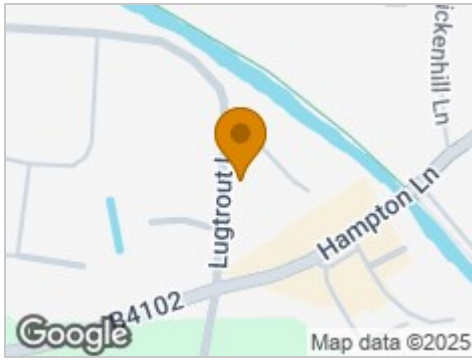
## Garden

A paved patio area provides the perfect spot for outdoor relaxation, with the majority of the garden laid to lawn. The space is bordered by fencing, offering complete privacy.





## Road Map



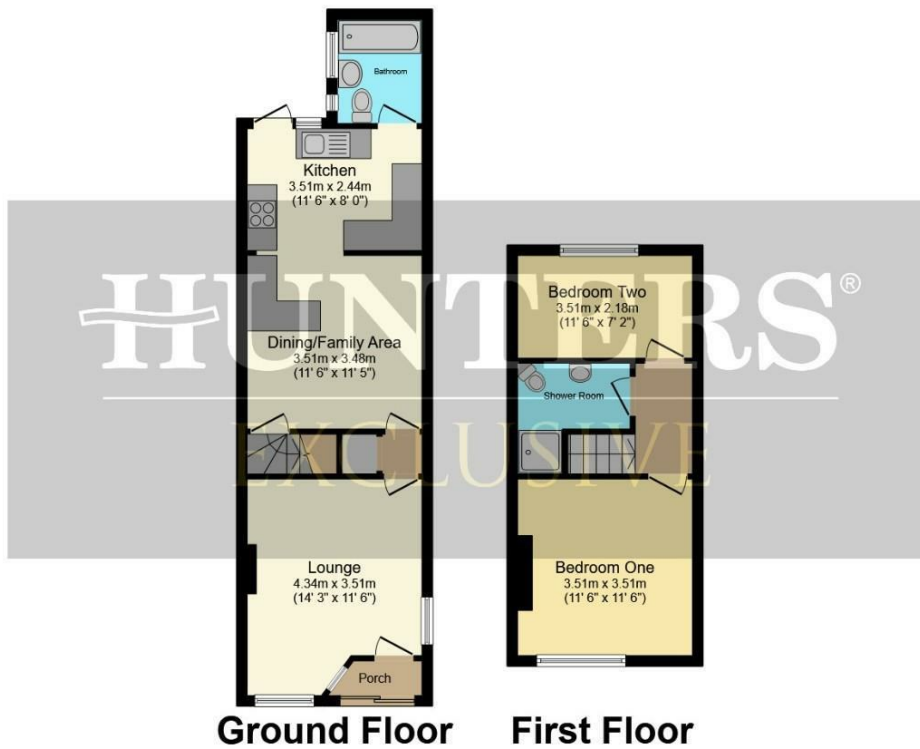
## Hybrid Map



## Terrain Map



## Floor Plan



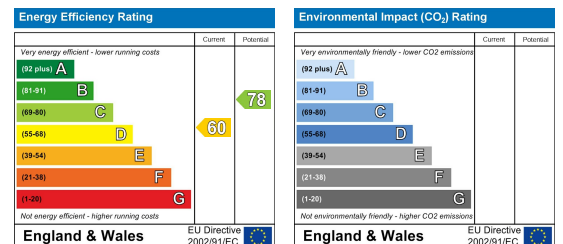
Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

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).  
Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.