

# HUNTERS®

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## Lugtrout Lane

Catherine-De-Barnes, Solihull, B91 2TL

Offers Over £340,000



Council Tax:



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Offers Over £340,000



## 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.

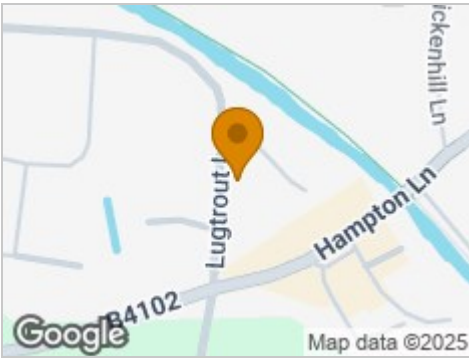
## Garden

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



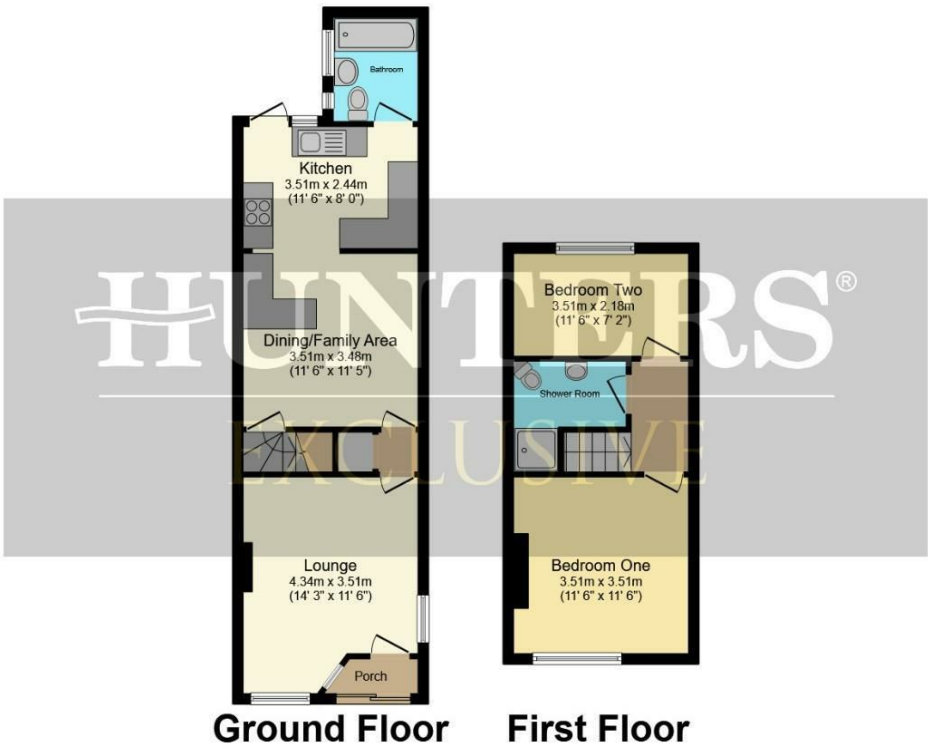
Hybrid Map



Terrain Map



Floor Plan



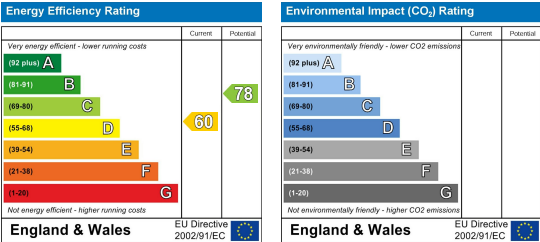
Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

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).  
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Viewing

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Energy Efficiency Graph



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