



177 LUGTROUT LANE, SOLIHULL, B91 2RU

ASKING PRICE OF £299,950

EPC: E Council Tax Band: D





### Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Character Residence
- Semi Rural Location
- Three Bedrooms
- Lounge & Dining Room
- Open Views to the Rear
- Driveway
- Double Glazing & Gas Central Heating
- No Upward Chain





A rare opportunity to acquire a three bedroom semi detached character residence situated in a sought after semi rural location. The property benefits from double glazing and gas central heating. The accommodation briefly comprises; entrance porch, lounge, dining room, inner hall, breakfast kitchen, large family bathroom/wc, first floor landing, three bedrooms, driveway, enclosed rear garden overlooking fields, rear brick built workshop. No Upward Chain.



#### ENTRANCE PORCH

LOUNGE 11' 8" x 11' 7" (3.56m x 3.53m)

DINING ROOM 11' 10" x 11' 8" (3.61m x 3.56m)

#### INNER HALLWAY

KITCHEN 15' 7" x 9' 6" max 6' 0" min (4.75m x 2.9m)

#### REAR VERANDA

#### LARGE FAMILY BATHROOM/WC

#### FIRST FLOOR LANDING

BEDROOM ONE 11' 8" x 11' 9" (3.56m x 3.58m)

BEDROOM TWO 12' 1" x 8' 6" (3.68m x 2.59m)

BEDROOM THREE 9' 0" x 6' 1" (2.74m x 1.85m)

#### DRIVEWAY TO FRONT

ENCLOSED REAR GARDEN with views over fields to rear

#### BRICK BUILT WORKSHOP



**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

*Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*





**Approx. Gross Internal Floor Area 937 sq. ft. (87.03 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Energy efficiency chart

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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