



26 LYNDON ROAD, SOLIHULL, B92 7RD

OFFERS IN EXCESS OF £382,000

EPC: D 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.

- No Upward Chain
- Two reception rooms
- Modern fitted kitchen
- Three good sized bedrooms
- Garage
- Beautiful garden with patio area



Ruxton are delighted to be selling, this well presented, three bedroom house with no upward chain. The property briefly comprises; porch, entrance hall, two spacious reception rooms, modern fitted kitchen, three bedrooms, bathroom, front driveway with garage and a beautiful rear garden. Please note that Ruxton are acting on behalf of Executors and immediate completion may not be available due to legal processes.

PORCH

ENTRANCE HALL

RECEPTION ROOM ONE 11' 11" x 13' 8" (3.649m x 4.175m)

RECEPTION ROOM TWO 10' 11" x 12' 2" (3.340m x 3.727m)

MODERN FITTED KITCHEN 8' 11" x 8' 3" (2.720m x 2.526m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 14' 3" (3.676m x 4.351m)

BEDROOM TWO 11' 0" x 12' 2" (3.376m x 3.728m)

BEDROOM THREE 8' 3" x 8' 11" (2.527m x 2.720m)

FAMILY BATHROOM 6' 5" x 6' 2" (1.971m x 1.897m)

DRIVEWAY

GARAGE

BEAUTIFUL REAR GARDEN

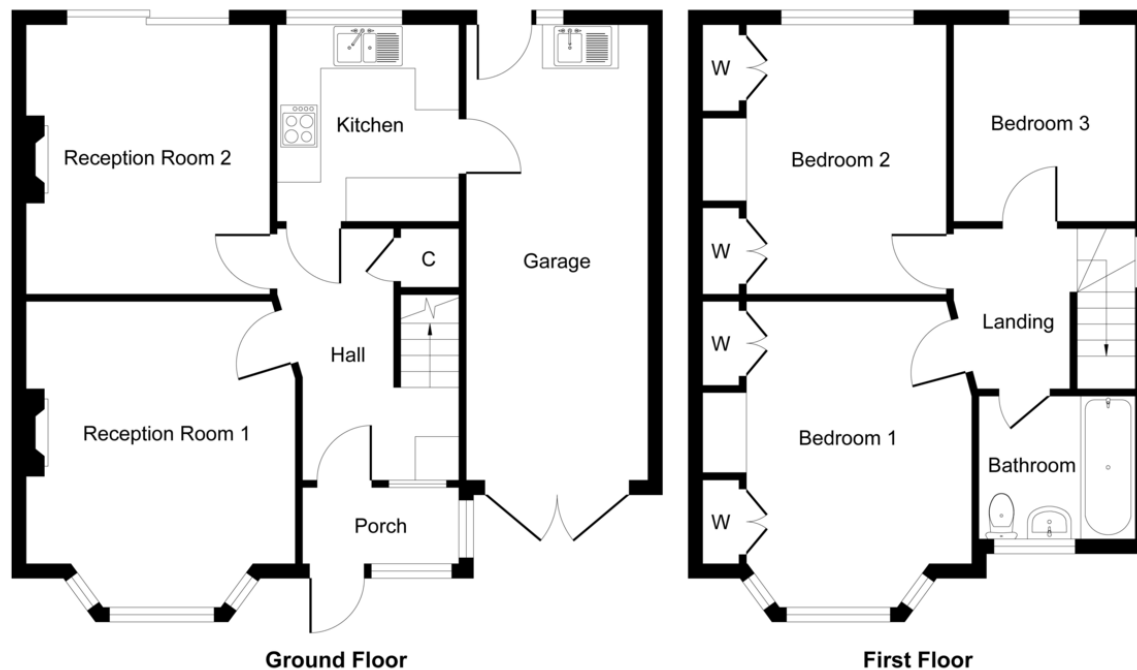


*** DRAFT DETAILS ***

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 1,141 sq. ft. (106.03 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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