

269 Lyndon Road

Solihull, B92 7QR





FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE

- Outstanding Four Bedroom
Extended Semi Detached Residence
- Tastefully Modernised
- Feature Doors, Windows, Fire
Places
- Gas Central Heating and Double
Glazing
- Two Reception Rooms
- Feature Modern Dining Kitchen and
Bathroom
- Ground Floor WC
- Insulated Garden
Room/Office/Gym
- Convenient Location
- Viewing Essential

ACCOMMODATION

A remarkably charming and exceptional tastefully modernised and presented four bedroom extended traditional style semi detached residence situated in a sought after location with the benefit of easy access to local amenities. The property sympathetically retains many original features from the 1930's along with creative additions whilst providing a state of the art 21st century lifestyle. Briefly comprises; entrance porch, reception hall, front reception room, rear reception room with bi-fold patio doors, modern fully fitted spacious dining kitchen, ground floor wc, first floor landing, four good size bedrooms, feature bathroom/shower room, garden and drive to front, garage, lawned garden to rear with patio and feature sizeable garden room/gym/office, being full insulated. Viewing is essential to fully appreciate this outstanding dwelling home.

EPC: D Council Tax Band: D



ENTRANCE PORCH

RECEPTION HALL

RECEPTION ROOM (FRONT)

10' 5" x 13' 8" (3.181m x 4.184m)

feature round bay window to front
and cast iron fireplace

RECEPTION ROOM (REAR)

18' 9" x 10' 5" (5.727m x 3.199m)

with bi-fold patio doors, velux
windows and feature fireplace

SPACIOUS DINING KITCHEN

11' 3" x 18' 2" (3.447m x 5.544m)

modern fitted units, integrated
cooking appliances, velux windows
and french doors.

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM ONE

6' 11" x 13' 3" (2.131m x 4.060m)

BEDROOM TWO

10' 5" x 13' 11" (3.193m x 4.260m)

BEDROOM THREE

14' 11" x 10' 5" (4.566m x 3.193m)

BEDROOM FOUR

12' 1" x 11' 2" (3.701m x 3.418m)

BATHROOM/SHOWER ROOM

5' 7" x 10' 5" (1.707m x 3.193m)

beautifully tiled with striking four
piece suite

GARDEN AND DRIVE TO FRONT

LAWNED GARDEN TO REAR

with patio

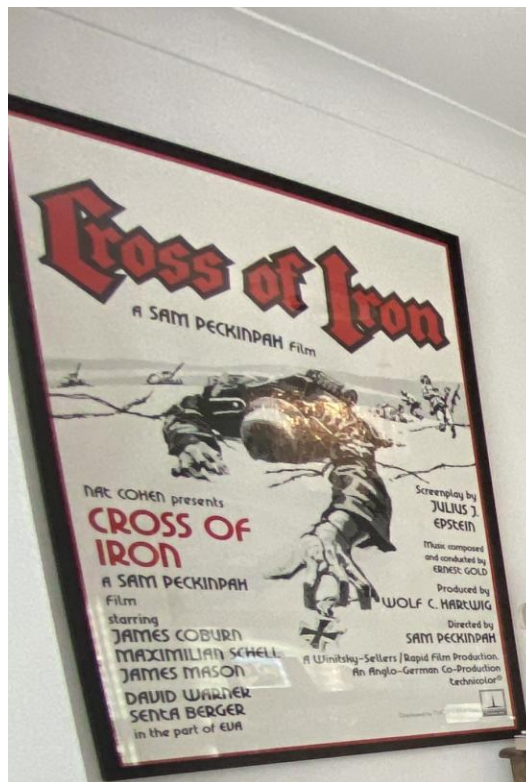
GARDEN ROOM/GYM/OFFICE

16' 9" x 12' 1" (5.126m x 3.707m)

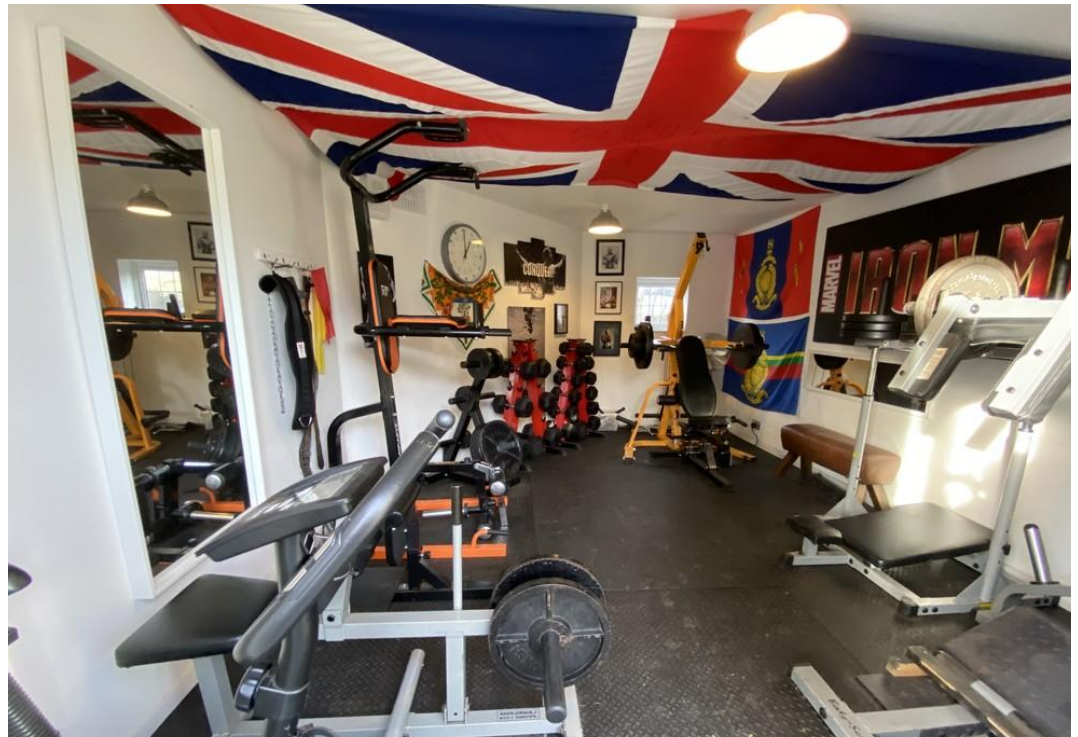
GARAGE

14' 4" x 10' 9" (4.385m x 3.278m)









*** DRAFT DETAILS ***

Details have not been confirmed by the property owner.

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

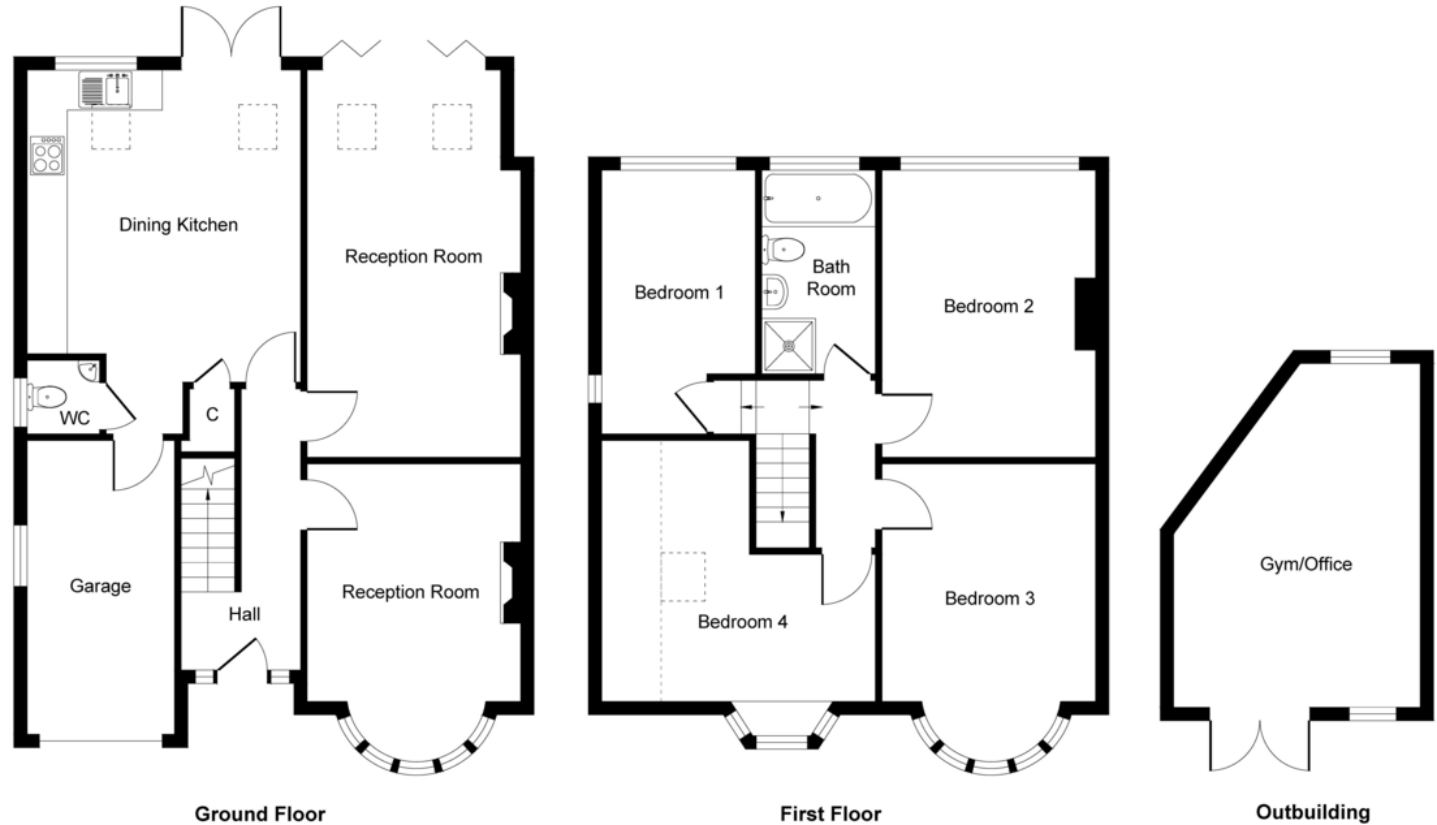
Asking Price Of £455,000

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)

Ruxton Independent Estate Agents & Valuers LLP

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Approx. Gross Internal Floor Area 1,601 sq. ft. (148.72 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		