



Rangoon Road, SOLIHULL

burchell
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Property Description

A Rare Opportunity: Contemporary Living Meets Classic Charm at 18 Rangoon Road, Solihull

Step into this impressively extended and fully renovated three-bedroom semi-detached home, thoughtfully designed for modern family living. The ground floor welcomes you with a bright entrance hallway and a spacious lounge featuring a stunning bay window, electric fire, and French doors opening to a private rear garden. Entertain guests in the elegant dining room or cook up a storm in the brand new Magnet kitchen, complete with premium Smeg and AEG appliances, quartz worktops, and stylish shaker cabinetry.

This home offers four completely new, high-spec bathrooms-including a ground floor shower room and a luxurious upstairs suite with a Jacuzzi bath and smart mirrors. The converted garage serves as a versatile ensuite garden building, ideal for guests or a home office. Additional highlights include three generous bedrooms (with air conditioning wiring), driveway parking, a slabbed patio with a raised seating area, and an insulated outbuilding with plumbing.

Perfectly positioned near major motorways, train stations, schools, the airport, and Solihull city centre, this property combines comfort, convenience, and contemporary style. Ready to move in with no upward chain-your dream home awaits!

Entrance Hallway

Central heating radiator, spotlights and stairs to first floor accommodation. Moduleo flooring, understairs storage and archway through into ground floor bedroom.

Lounge

27' 6" into bay x 9' 9" (8.38m into bay x 2.97m)
Double glazed bay window to front elevation, double glazed window and door to rear elevation, spotlights, electric fire, two central heating radiators. Moduleo flooring, Double Glazed French Doors opening into rear garden and windows to the rear elevation.

Dining Room

11' 8" x 8' 4" (3.56m x 2.54m)
Double glazed window to side elevation, central heating radiator, spotlights, tiled flooring. Archway through into the kitchen. Newly Tiled.

Kitchen

10' 9" x 8' 9" (3.28m x 2.67m)
Double glazed window and door to rear garden, a range of shaker style wooden wall and base units with quartz worktop over incorporating two sinks with two taps and drainer units and extending over the rear walls and window, fitted Smeg combi oven, AEG gas and induction hob, AEG XXL sized dishwasher, AEG Washing Machine and central heating radiator. Newly tiled.

Bedroom Three/ Office

8' 8" x 5' 4" (2.64m x 1.63m)

Double glazed window to front elevation, spotlights, central heating boiler housed.

Landing

Having to the loft space. Spotlights on the ceiling and doors leading off. Newly Carpeted Landing and Stairs.

Bedroom One

13' 2" into bay x 10' (4.01m into bay x 3.05m)

Double glazed bay window to rear elevation, central heating radiator and spotlights. Moduleo flooring, 4 core wire for Air Condition.

Bedroom Two

10' 9" x 9' 10" (3.28m x 3.00m)

Double glazed bay window to front elevation, central heating radiator and spotlights. Moduleo flooring, 4 core wire for Air Condition.

Bathroom One

Double glazed window to rear elevation, Wall Hung W.C, wash hand basin with vanity unit, bath with shower panel, Thermostatic rainfall shower, central heating radiator/towel warmer, extractor. Fully tiled floors and walls. Smart Mirror. Temperature controlled bidet.

Ground Floor Bathroom

W.C, wash hand basin with vanity unit, Thermostatic rainfall shower, central heating radiator/towel warmer, spotlights, tiling to walls and floor. Smart Mirror. Temperature controlled bidet.

Bathroom Two

Double glazed windows to side and front elevations, Wall Hung W.C, two wash hand basins with vanity units, Jacuzzi bath with shower panel, shower with multifeatured panel, central heating radiator/towel warmer, spotlights, tiling to walls, tiled flooring. Smart Mirror. Temperature controlled bidet.

Rear Garden

Slabbed patio with rear access. Raised Sitting Area. Steps up to the lawn, fence and walls to the boundaries.

Outbuilding

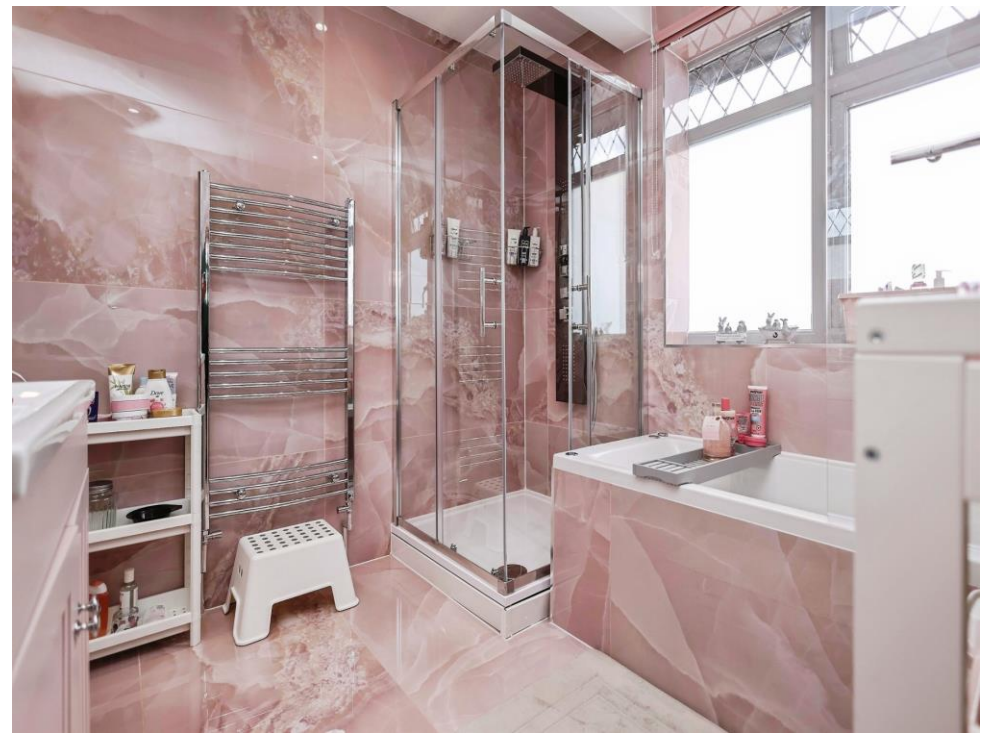
10' 4" x 6' 10" (3.15m x 2.08m)

Double glazed door and window, spotlights, electric radiator, tiled flooring.

Outside W.C

W.C, wash hand basin, electric shower, electric radiator, spotlights, tiling to walls, tiled flooring.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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