



Solihull Lane, BIRMINGHAM

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Property Description

A fantastic opportunity to purchase this well-cared for three-bedroom semi-detached property, offered with no upward chain, ideally located just a short walk from Robin Hood Island. Perfectly positioned for families and commuters alike, the home benefits from excellent access to local shops, restaurants, and superb transport links to Birmingham City Centre, Shirley, and Solihull.

The ground floor offers generous living space, featuring bright and airy through reception rooms, ideal for both relaxation and entertaining. The fitted kitchen, a charming conservatory, perfect for enjoying the garden views year-round. Additional ground floor benefits include a utility room and downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms and a family shower room.

Externally, the home enjoys front and rear gardens with scope to personalise, as well as off-road parking potential.

A wonderful opportunity in a sought-after location-early viewing is highly recommended!

Guest W.C

Double glazed obscure window to rear elevation and W.C.

Lounge

12' 3" plus bay x 11' 5" into recess (3.73m plus bay x 3.48m into recess)
Central heating radiator.

Dining Room

11' 4" x 12' 4" (3.45m x 3.76m)
Double glazed doors to conservatory and central heating radiator.

Kitchen

13' 11" x 5' 10" (4.24m x 1.78m)
Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, double oven, space for appliances, central heating radiator.

Utility Room

5' 8" x 4' 10" (1.73m x 1.47m)
Space and plumbing for washing machine, central heating boiler housed.

Conservatory

16' 9" max x 12' 9" max (5.11m max x 3.89m max)
Double glazed double doors and windows to rear elevation, double glazed door to side elevation.

Landing

Double glazed obscure window to side elevation.

Bedroom One

11' 4" into wardrobes x 12' 3" (3.45m into wardrobes x 3.73m)

Double glazed window to rear elevation, central heating radiator, loft access, wardrobes with sliding doors.

Bedroom Two

12' 3" x 11' 1" (3.73m x 3.38m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

8' x 6' 6" (2.44m x 1.98m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure windows to side and rear elevations, W.C, wash hand basin with vanity unit, walk in electric shower and heated towel rail.

Rear Garden

Astro turf, patio area, laid to lawn and fencing to all boundaries.









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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