



Lammas Close, Solihull





Property Description

An Exceptional Solihull Home with Prime Location and Modern Comforts.

This attractive property offers off-road parking for two vehicles, an integral garage, and a spacious through-lounge reception leading to a bright conservatory—perfect for relaxing or entertaining. Upstairs, you'll find three generously sized bedrooms, making it an ideal family home. Internal viewing is highly recommended to appreciate all it has to offer.

Situated in the sought-after area of Solihull, residents enjoy an outstanding range of amenities including the renowned Touchwood Shopping Centre, Tudor Grange Leisure Complex with swimming pool and athletics track, and excellent schooling options for all ages—both public and private.

Commuters benefit from direct train services from Solihull Station to Birmingham (just 8 miles) and London Marylebone, while the NEC, Birmingham International Airport, and Railway Station are within a convenient 10–15 minute drive. The nearby M42 motorway provides fast links to the M1, M5, M6, and M40, ensuring superb connectivity.

Lounge

23' 8" x 10' 9" (7.21m x 3.28m)
Double glazed bay window to front elevation, central heating radiator, ceiling light point, sliding doors to conservatory.

Kitchen

14' 2" x 9' 3" (4.32m x 2.82m)
Central heating boiler, fitted kitchen with wall and base units, integrated gas hob, oven, double glazed to rear aspect, plumbing point for washing machine, ceiling light points.

Conservatory

10' 3" x 9' 3" (3.12m x 2.82m)
Ceiling light point with fan, double glazed doors to garden, central heating radiator.

Bedroom One

11' 8" x 9' 8" (3.56m x 2.95m)

Double glazed to rear aspect, ceiling light point, fitted storage, central heating radiator.

Bedroom Two

10' 8" x 12' 3" (3.25m x 3.73m)

Ceiling light point, double glazed to front elevation, central heating radiator.

Bedroom Three

7' 4" x 9' 4" (2.24m x 2.84m)

Double glazed to front aspect, ceiling light point, central heating radiator.

Bathroom

Windows to side and rear elevations, W.C, wash hand basin, bath with shower over, tiling to walls and tiled flooring.

Rear Garden

Patio area, laid to lawn, plants and shrubs, storage shed and fencing to all boundaries.

Front Garden

Driveway providing off road parking for two vehicles and access to garage.

Garage

Up and over door to front elevation









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

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

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 SOLIHULL B91 3SN

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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