



**RE/MAX**  
Elite



**329 Lyndon Road, Solihull, B92 7QS**  
**£475,000**

Well presented and spacious three bedroom detached house in an excellent location for commuting, amenities and schooling.

The property briefly comprises of two reception rooms, extended kitchen with central island, dining area and integrated appliances, three bedrooms, family bathroom and a downstairs guest cloakroom.

The property also benefits from having a large rear garden, driveway and a garage.

The property will be sold with vacant possession and no onward chain.

Please call or email to book in a viewing!

### Enclosed porch

UPVC double glazed double doors.

### Hallway

Central heating radiator, stairs to first floor with useful storage cupboard under, cloaks cupboard with UPVC double glazed window to front, doors to guest cloakroom, lounge, dining room and breakfast kitchen.

### Guest cloakroom

Low level flush WC, wash hand basin, tiled flooring, extractor fan.

### Dining room 16'4" into bay x 11'3" (4.98m into bay x 3.43m)

UPVC double glazed bay window to front, central heating radiator.

### Lounge 15'7" into bay x 11'10" (4.75m into bay x 3.61m)

UPVC double glazed sliding patio door to rear, central heating radiator.

### Kitchen 17'4" x 11'5" (5.28m x 3.48m)

Range of wall, drawer and base units, gas hob with extractor hood over and oven below, central heating radiator, central island with sink,, door to

### Side passage area

### Garage 16'3" x 7'7" (4.95m x 2.31m)

### Landing

UPVC double glazed window to side, access to loft space, doors to three bedrooms and bathroom.

### Bedroom one 16'8" into bay x 11'1" (5.08m into bay x 3.38m)

UPVC double glazed bay window to front, central heating radiator.

### Bedroom two 15'5" into bay x 11'8" (4.70m into bay x 3.56m)

UPVC double glazed bay window to rear, central heating radiator.

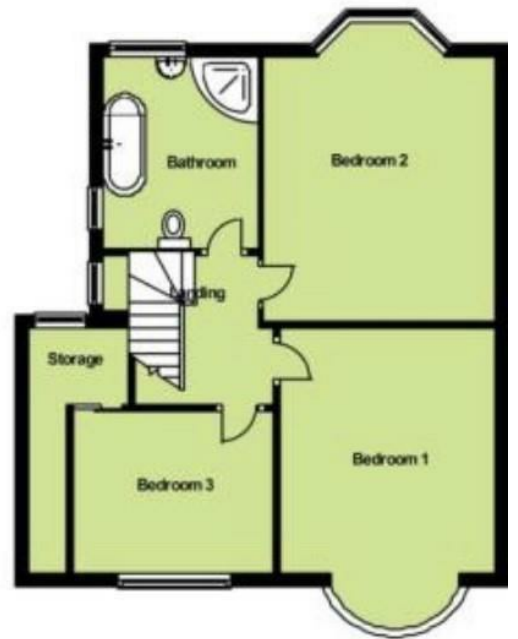
### Bedroom three 8'3" x 9'4" (2.51m x 2.84m)

UPVC double glazed window to front, radiator, sliding door to storage

### Outside

The spacious rear garden has a block paved patio area with remainder laid mainly to lawn.

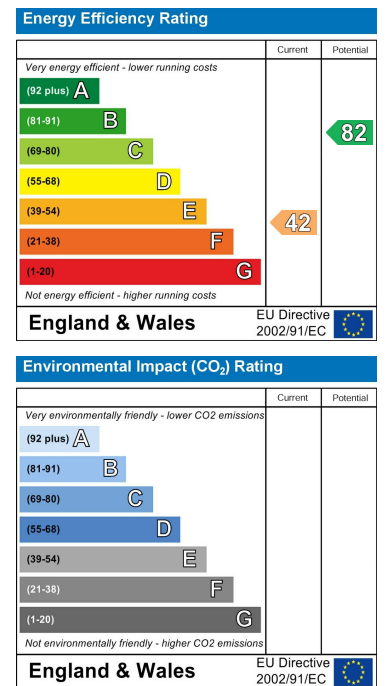
# Floor Plan



# Area Map



# Energy Efficiency Graph



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