

# Horton & Senate



222 Lincoln Road North, Solihull, Warwickshire, B27 6RP

£259,950

- Immaculate Condition
- Close To Amenities
- Driveway
- Open Plan Living
- First Floor Bathroom
- Excellent Location
- Close To Train Stations
- Private Rear Garden
- Ground Floor Wet Room
- Solihull metropolitan borough council

# 222 Lincoln Road North, Solihull B27 6RP

This stunning fully renovated property is the perfect house for entertaining and is located in a desirable area with easy access to modern amenities. With sky fiber optic broadband ready, you can enjoy lightning-fast internet speeds, and the British Gas service plan boiler ensures that you'll never run out of hot water or heating during the colder months. The property features a partially boarded loft, offering additional storage space.

2

2

null

D

Council Tax Band:



## Description

This stunning fully renovated property is the perfect house for entertaining and is located in a desirable area with easy access to modern amenities. With sky fibre optic broadband ready, you can enjoy lightning-fast internet speeds, and the British Gas service plan boiler ensures that you'll never run out of hot water or heating during the colder months. The property features a partially boarded loft, offering additional storage space.

Upon entering the property through the tarmac driveway, you are greeted by a welcoming hall. The central heating radiator and door to the lounge create a warm and inviting atmosphere. The ground floor boasts an open plan living dining kitchen, the perfect space for entertaining guests or spending time with family. The lounge area is bright and airy, with a double glazed bay window to the front elevation and central heating radiator, making it the ideal place to relax.

The modern kitchen is open plan and includes a range of integrated appliances, including a fridge freezer, electric hob, oven with extractor fan, and space for a washing machine. The inset stainless steel sink with mixer tap and drainer, double glazed patio doors and window to the rear elevation, and storage cupboard under the stairs complete this fantastic kitchen and dining area.

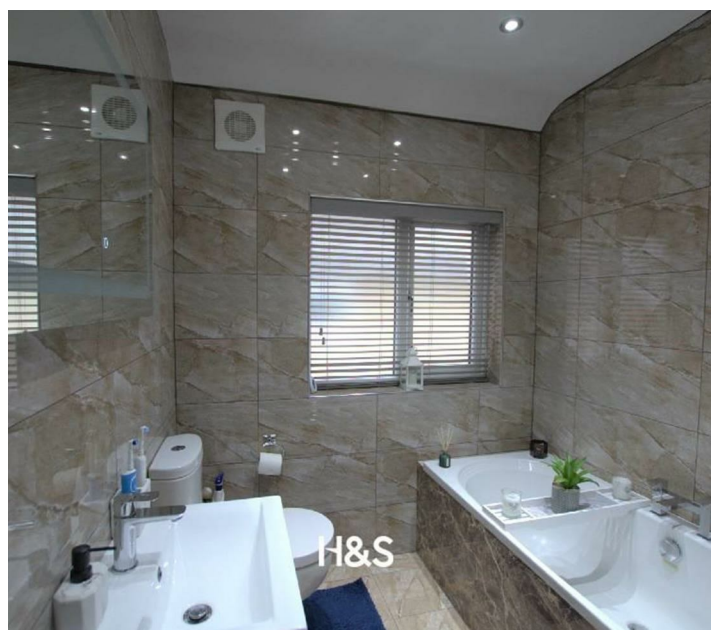
The ground floor also features a fully tiled wet room, complete with a shower, WC, sink, and cupboard housing the electric board. The obscure double glazed window to the side elevation provides natural light to this functional and stylish room.

On the first floor, you'll find a fully tiled family bathroom with a bath, sink with storage under, low level WC, heated towel rail, and obscure double glazed window to the side elevation. Bedroom one features a double glazed window to the front elevation, central heating radiator, and ample space for wardrobes. Bedroom two is also a comfortable and spacious room with a double glazed window to the rear elevation, central

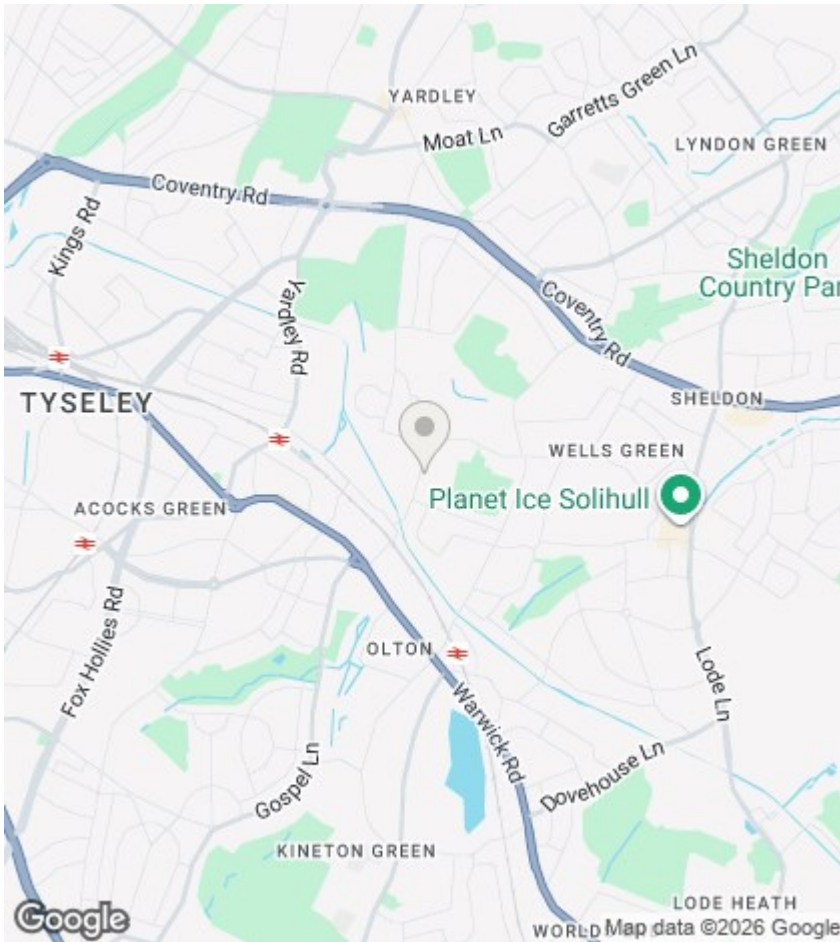
heating radiator, and built-in wardrobes.

The rear garden is perfect for enjoying the warm summer months and features a raised slabbed patio, outside double socket, security light, and outside tap, as well as a shed and access to the front via the side gate. Steps lead down to the lawn area with shed to the rear, and the garden is further enhanced by led lighting in the sleepers. This property has everything you need for modern living, and with its fantastic location, it's the perfect place to call home.

- Fully renovated in 2018
- Sky fibre optic broadband ready
- Boiler on British Gas service plan
- Open plan living dining kitchen on the ground floor
- Lounge area with double glazed bay window and central heating radiator
- Modern kitchen with integrated appliances and dining area
- Fully tiled wet room with shower, WC, and sink
- First floor with fully tiled family bathroom and two bedrooms with double glazed windows and central heating radiators
- Rear garden with raised slabbed patio, lawn area, shed, and led lighting







## Directions

## Viewings

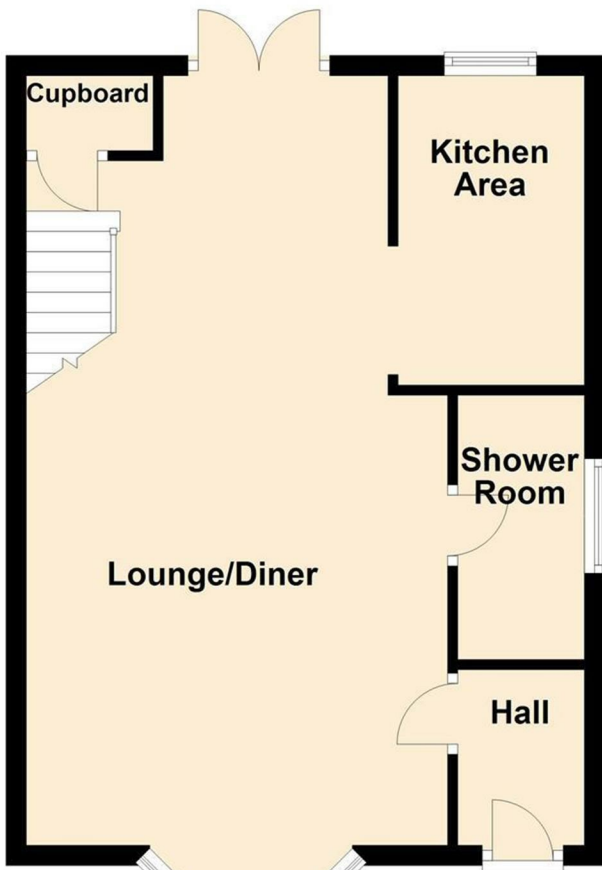
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">87</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">62</div>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Ground Floor



## First Floor

