



**266 Creynolds Lane, B90 4ET**  
Sale Price of £600,000



**Love**  
Property Co.

## 266 Creynolds Lane, Solihull, B90 4ET

Tenure – Freehold

EPC Rating – D

Council Tax Band - F

Love Property Co are pleased to offer this rare to market, large 1817.4 sq. ft (168.8 sq. meters) Dorma Bungalow within the Alderbrook Secondary catchment area. This four/five-bedroom detached dormer bungalow is sold with **\*\*NO CHAIN\*\***

Creynolds Lane is situated on the outskirts of Cheswick Green Village and benefits from unspoilt views over the surrounding countryside and still within a short walk from the Village Green. Which offers a parade of local shops and restaurant, the village pub and the community centre. Together with local buses that take senior aged pupils into Solihull and to Tudor Grange Academy School, in whose catchment we are advised the property falls, and provides commuter services for the residents. Local nursery, infant and junior school are within short walking distance.

There are two comprehensive shopping facilities in the area, on the A34 Stratford Road in Shirley, and in the town centre of Solihull, both of which are approximately three miles from the property. In Solihull town centre there are also swimming baths, athletics track, railway station and Sixth Form College, whilst in Shirley the traditional shopping along the Stratford Road is augmented by the superstores on the Retail Park. There are thriving business communities in both areas and the presently under construction Provident Office and Blythe Valley Business Parks straddle the junction of the M42 motorway approximately two miles distant from the property by road. A short journey down the motorway will bring you to the National Exhibition Centre and Birmingham International Airport and Railway Station, making this an ideal position for the property situated in a semi-rural location surrounded by open fields and footpaths.

This highly desirable dormer bungalow is set back from the road behind a long decorative block paved drive flanked either side by lawns opening out to a large parking area. Raised semi-circular steps lead to the recessed French entrance doors. Internal inspection is strongly recommended.



On the ground floor  
RECESSED PORCH:

ENTRANCE HALL:

FORMAL SITTING/DINING OR BEDROOM 5 :(front) 23' 9" x 12' 0" (7.23m x 3.65m)

LOUNGE: (Rear) 21' 5" x 11' 7" (6.52m x 3.52m)

BEDROOM 4: (front) 11' 9" x 9' 11" (3.59m x 3.03m)

BREAKFAST/KITCHEN: 15' 2" x 15' 0" (4.63m x 4.56m)

SHOWER/BATHROOM: 5' 5" x 10' 5" (1.65m x 3.19m)

On The First Floor...

GALLERY STYLE LANDING:

□

BEDROOM NO.1: (rear) 14' 7" x 10' 8" (4.44m x 3.26m).

Large EN-SUITE 8' 7" x 8' 1" (2.61m x 2.46m)

BEDROOM NO.2: (front) 11' 10" x 14' 1" (3.61m x 4.30m)

EN-SUITE 6' 9" x 4' 2" (2.07m x 1.27m)

BEDROOM NO.3: (rear) 9' 1" x 8' 0" (2.78m x 2.45m)

WC 4' 6" x 4' 0" (1.37m x 1.22m)

Outside...

SIDE GARAGE: 16' 5" x 7' 6" (5.01m x 2.29m)

REAR GARDEN: Approximately 36m (118')

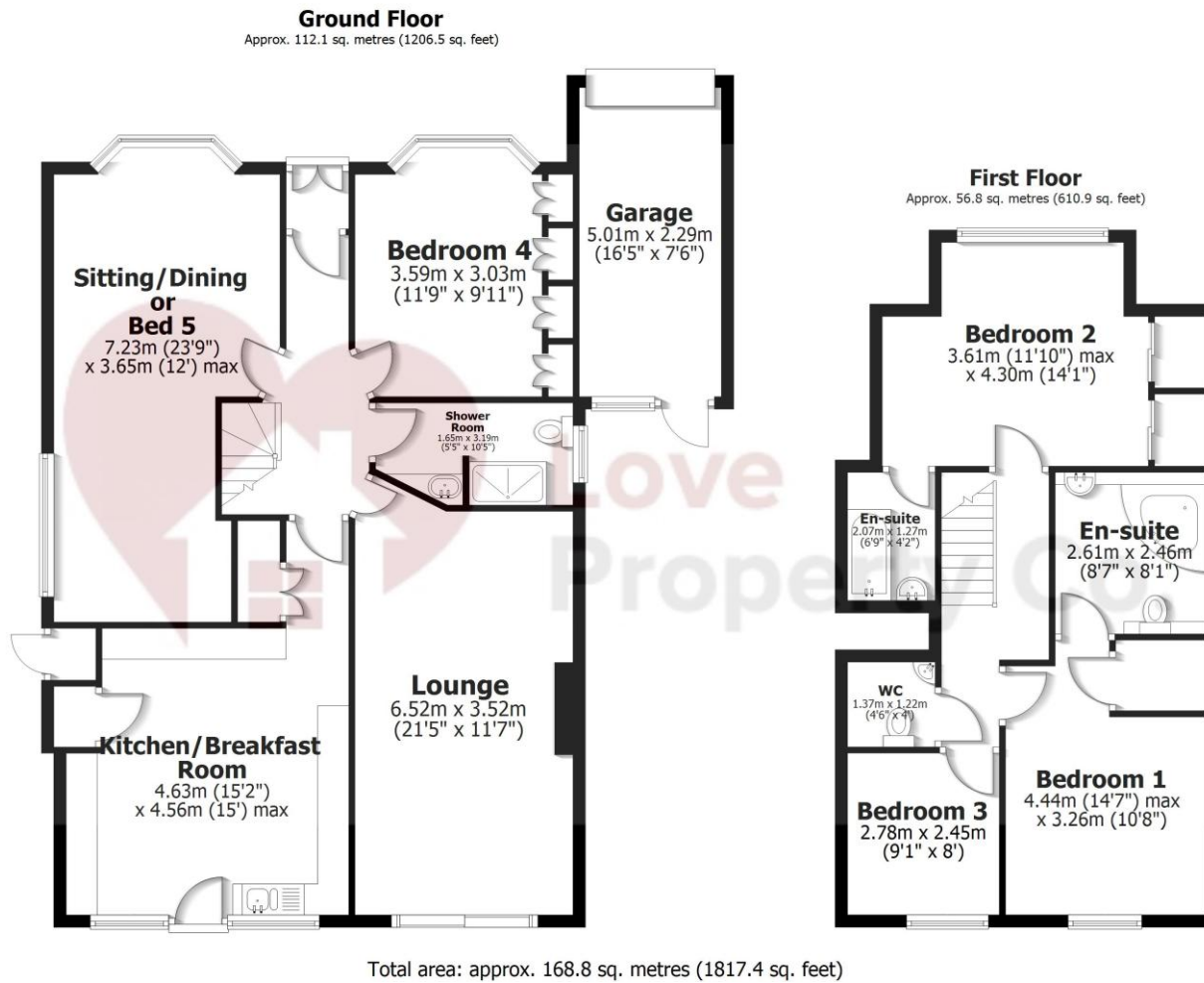
TOTAL SQUARE FOOTAGE

1817.4 sq. feet (168.8 sq. metres)

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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