

HUNTERS®

HERE TO GET *you* THERE



Langley Hall Road

Solihull, B92 7HE

Guide Price £325,000



Council Tax: C



82 Langley Hall Road

Solihull, B92 7HE

Guide Price £325,000



Location

Positioned within the sought-after Olton area, Langley Hall Road offers an appealing balance of established residential surroundings, excellent local amenities and abundant green space. With Langley Hall Park close by, nearby schooling, Olton Railway Station and the extensive recreational facilities of Olton Jubilee Park, the location is particularly well suited to family life. Birmingham and Solihull are also readily accessible, making this a wonderfully connected yet peaceful place to call home."

Double glazed porch

"A spacious glazed entrance porch, with double-glazed doors and windows creating a bright and welcoming approach, leading through to the entrance hall."

Entrance hall

"A welcoming entrance hall, presented in the same crisp and immaculate style as the rest of the home, with doors leading to the kitchen, garage and generous living and dining space, together with stairs rising to the first floor."

Kitchen

9'4" x 6'10" (2.86 x 2.10)

A cleverly designed kitchen, compact yet exceptionally well equipped, with a large window overlooking the attractive front garden and feature tree, offering a pleasant outlook towards the road. Fitted with an oven, hob, extractor, sink, integrated fridge and integrated dishwasher, it makes excellent use of the available space."

Living/dining room

12'6" x 20'8" (3.83 x 6.30)

"A light-filled and impeccably presented living and dining space, where generous glazing and sliding doors create a seamless connection with both the conservatory and rear patio. Calm, inviting and wonderfully relaxing, this is a room designed to be enjoyed throughout the day."

Conservatory

9'8" x 9'0" (2.95 x 2.76)

A conservatory comfortably accommodating a dining table for six, with a lovely outlook across the garden. Providing a valuable additional living space, it is equally suited to relaxed family dining, entertaining or simply enjoying the garden throughout the seasons."

Bedroom 1

12'1" x 9'6" (3.69 x 2.91)

Bedroom One is a well-proportioned double bedroom with a pleasant front-facing aspect and a good range of fitted wardrobes, providing excellent storage while maintaining a clean and uncluttered feel."

Bedroom 2

8'7" x 10'10" (2.62 x 3.31)

Bedroom Two is a bright and comfortable double bedroom enjoying a lovely rear aspect, with views extending across the attractive tree-lined public green space beyond — a particularly pleasant outlook to wake up to."

Bedroom 3

7'6" x 6'6" (2.30 x 2.91)

Bedroom Three enjoys the same delightful rear outlook across the tree-lined public green space."

House bathroom

A beautifully appointed modern family bathroom, finished to a high standard with a contemporary suite incorporating both a bath and a generous walk-in shower."

Garage

A particularly clean and well-maintained integral garage, accessed via an up-and-over door and with the added convenience of an internal door leading directly into the entrance hall. The driveway benefits from an electric car charging point, while the rear of the garage provides useful space and plumbing for a washing machine and tumble dryer, together with housing for the boiler. An exceptionally practical and well-organised space

Outside

The property is approached via an impressive, meticulously maintained and beautifully presented driveway, creating an excellent first impression. To the rear, the garden is equally well cared for, with a pleasant patio and lawn providing an inviting outdoor space. A gated access leads directly onto the adjoining public green, where a stunning tree-lined outlook creates a wonderful sense of space and privacy — an exceptional feature for family life, children and dog walking."

Garden

The garden doesn't simply look onto greenery — it gives the family a genuine extension of outdoor space. Mainly laid to lawn with an entertainment patio and side access to the front elevation, with a delightful surprise of gated access onto a large, public tree lined green space to the rear .

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error

Tel: 0121 709 0111

can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Council tax band

C

AML

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Agents notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to

purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Referral fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fittings and fixtures

Only those items mentioned in these sales particulars will be included in the sale of the property.



Road Map



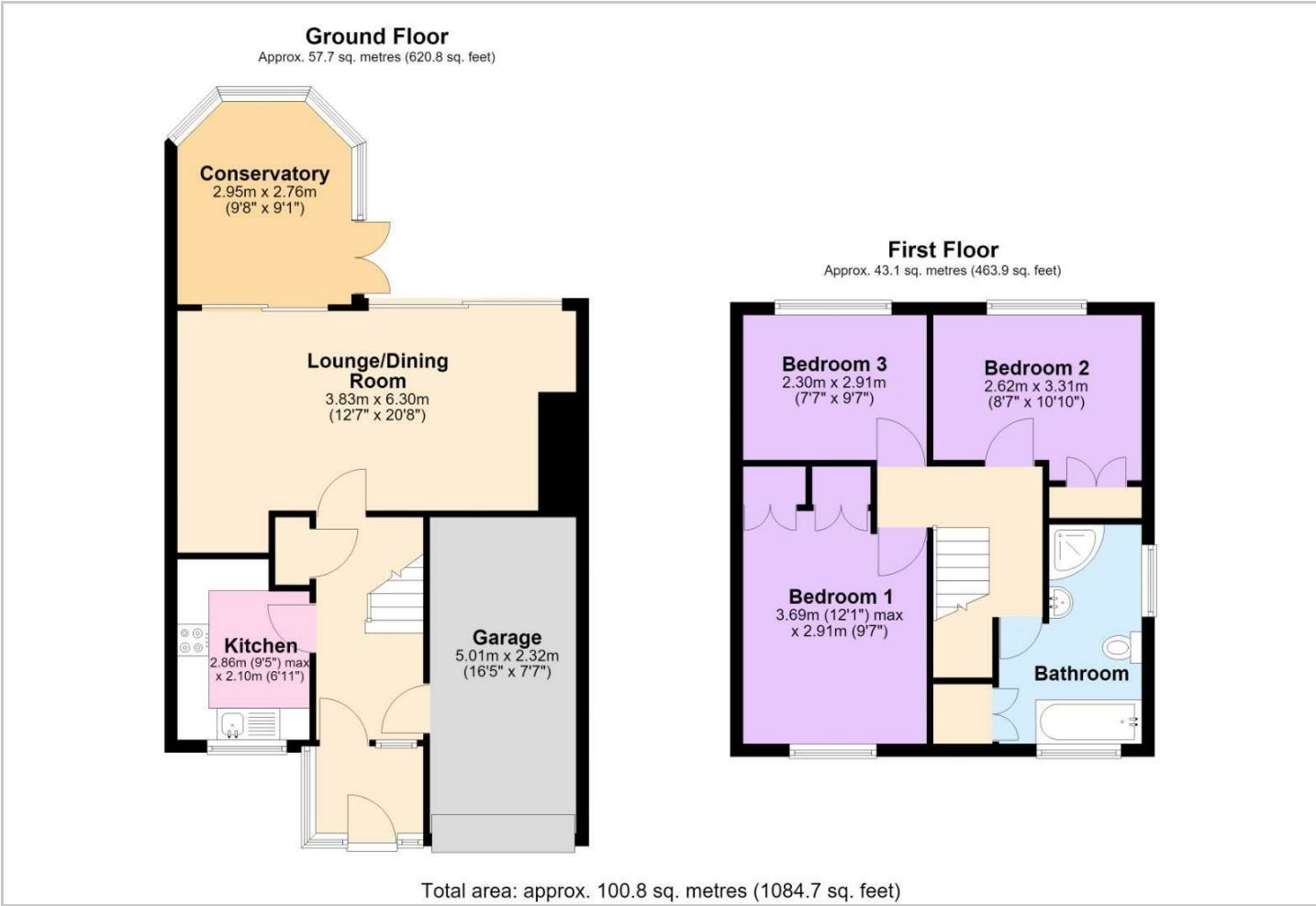
Hybrid Map



Terrain Map



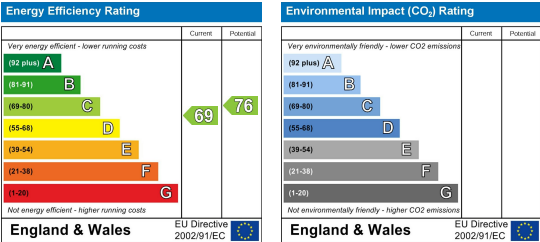
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.