
Damson Lane, Solihull, B92 9JX
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Situated right on the doorstep of Damson Park, this beautifully maintained and extended semi detached family home offers generous and versatile accommodation throughout. Having been lovingly cared for and improved by the current owners over the years, the property provides an excellent balance of spacious family living, modern features and practical additions, including a ground floor bedroom with shower room, air conditioning and a fantastic garden room currently used as a home gym.

To the front of the property is a generous driveway providing off road parking for multiple vehicles. An entrance porch offers a practical space for coats and shoes before stepping into the welcoming hallway, where stairs rise to the first floor and access is provided to the ground floor accommodation.

The main lounge has been opened up to create a fantastic through living space, with a bay window to the front allowing plenty of natural light into the room. Offering ample space for comfortable family seating, the room flows through a large opening into the extended kitchen diner, creating a sociable layout that works brilliantly for both everyday family life and entertaining.

Positioned to the rear of the property, the extended kitchen diner has become the heart of the home, offering a generous family space with a range of fitted wall and base units, plenty of worktop space and integrated appliances including a dishwasher, gas hob and oven. A large double glazed window overlooks the rear garden, while French doors open directly onto the patio, allowing natural light to fill the room and creating a lovely connection between the indoor and outdoor spaces.

A particularly useful addition to the ground floor is the separate utility room, providing additional space for laundry and household essentials, along with a door leading directly out to the garden. From here, there is access to the former garage which has been converted into a versatile additional bedroom or home office. With a shower room and toilet also conveniently positioned off the utility, this arrangement works particularly well as a guest bedroom, providing visitors with their own facilities, or for anyone requiring flexible ground floor accommodation.

Upstairs, the property offers three well proportioned bedrooms. The main bedroom is a spacious double room positioned to the front, benefiting from a feature bay window which adds both character and natural light. The second bedroom is another generous double, while the third bedroom has been thoughtfully altered to create a good size single room, making much better use of the available space and ideal for a child's bedroom, nursery or home office.

The family bathroom is positioned on the first floor and has been finished in a modern style, being fully tiled and featuring a P shaped bath with shower over.

Throughout their ownership, the current sellers have continued to invest in and improve the property, with one of the more recent additions being air conditioning, providing an extra level of comfort throughout the warmer months.

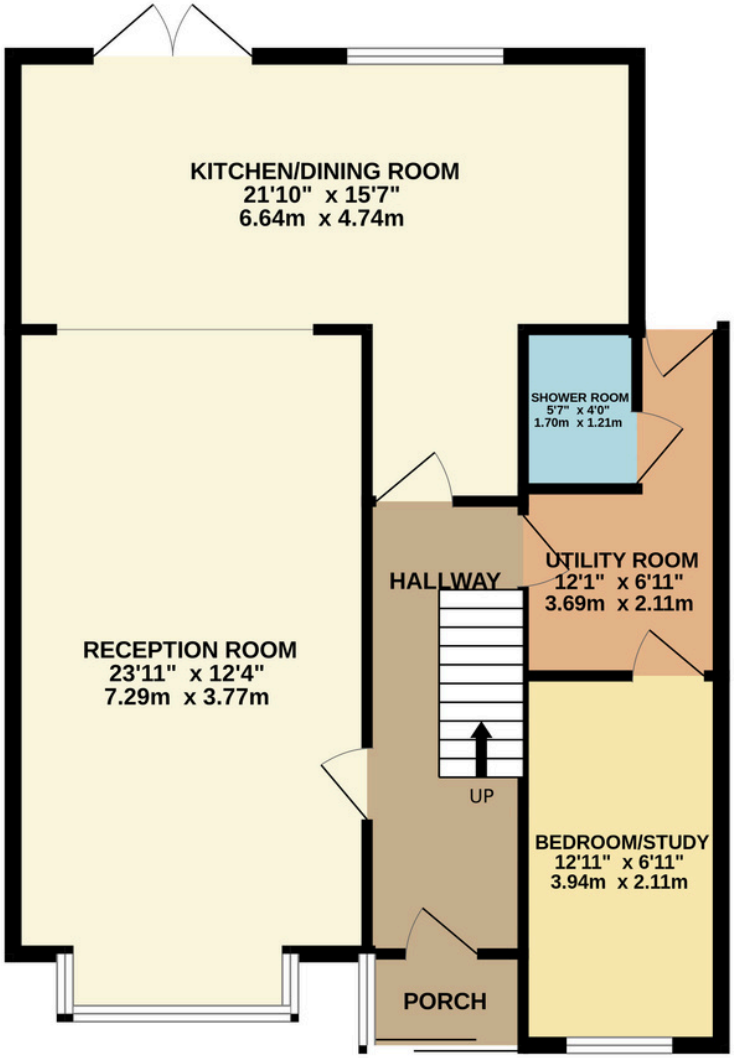
To the rear of the property is a lovely north facing garden which has been arranged to provide space for both relaxing and family activities. A large patio area offers an ideal setting for outdoor dining and entertaining, with steps leading down to a lawned section providing plenty of room for children to play.

At the bottom of the garden sits a fantastic timber constructed garden room, currently set up as a home gym. With an electricity supply already installed, this is an incredibly versatile additional space that could equally suit a home office, hobby room or somewhere to simply escape and unwind away from the main house.

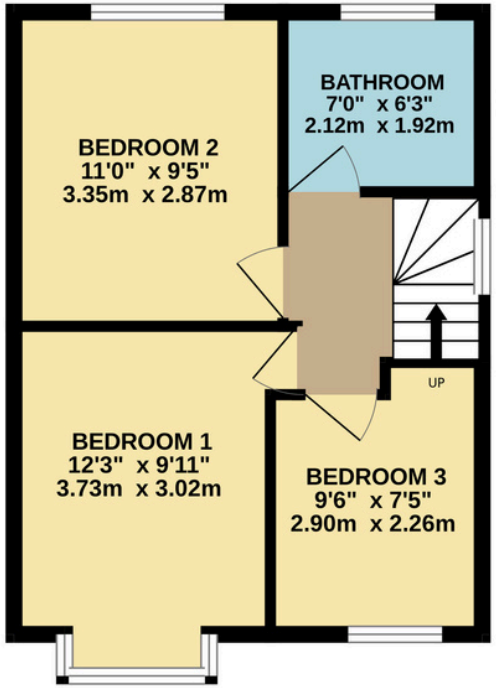
Damson Lane is a popular and convenient location in Solihull, particularly appealing to families thanks to its excellent access to local schools, shops and everyday amenities. The property enjoys the huge benefit of having Damson Park right on its doorstep, offering open green space, children's play facilities and recreational areas, ideal for family walks, exercise and enjoying the outdoors. Solihull town centre is also within easy reach, providing a fantastic selection of shops, restaurants and leisure facilities. For commuters, the location is particularly convenient for access to Jaguar Land Rover, Birmingham Airport, the NEC and the wider road network connecting towards Birmingham and the M42.

With its extended living accommodation, versatile ground floor bedroom, spacious garden and excellent location beside Damson Park, this is a wonderful opportunity to purchase a much loved family home that has been thoughtfully improved and adapted for modern living.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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