



406 Lugtrout Lane, B91 2TN
Sale Price Offers in Excess of £395,000



**Love
Property Co.**

406 Lugtrout Lane, Catherine-De-Barnes, Solihull, B91 2TN

Tenure – Freehold
EPC Rating – C
Council Tax Band - D

Love Property Co are pleased to offer this beautifully presented and extended three bedroom cottage style semi-detached property in a popular area of Solihull with off road parking for multiple vehicles and open plan living.

The property is set back from the main road behind a private driveway allowing parking for numerous vehicles. Entrance Hall - A bright reception allowing access into the WC, Living/Dining Room and first floor. With ceiling light and wall mounted radiator.

WC - A fitted WC with toilet and wash basin, ceiling light and wall mounted radiator with window to side elevation.

Open Plan Living Dining Room, A gorgeous through room with window to front elevation and bi fold doors to the rear elevation with opening skylight above dining space. With period feature fireplace, picture rails, opening sky light to the dining area and access into the kitchen. Having a storage cupboard, wall mounted radiator ceiling light to the front and led spotlights to the rear of the room. With open access into the kitchen.

Kitchen - A fully fitted kitchen with a range of wall mounted and base units with worktop over. With integrated appliances including dishwasher, electric double oven, gas hob, electric extractor, ceramic basin with mixer tap, fridge/freezer. With window to rear elevation, side door onto side passage and access into the utility. Having ceiling light and wall mounted radiator.

Utility - A fitted utility with base and wall mounted units with worktop over. With 1.5 bowl ceramic sink, space and plumbing for washing machine and tumble dryer, window to side elevation and access into the boiler room/pantry.

Boiler Room/Pantry - A separate boiler room/pantry allowing for extra storage, housing the Worcester Bosch boiler.



Bedroom One - A large double room with double aspect window to the front and rear elevation. With a range of built in bedroom furniture including wardrobes, overhead storage and side tables. With ceiling light and wall mounted radiator.

Bedroom Two - Another double room with window to rear elevation. With fitted wardrobes, ceiling light and wall mounted radiator.

Bedroom Three - A smaller room ideal for study or child's bedroom. with fitted wardrobes window to side elevation ceiling light and wall mounted radiator.

Family Bathroom - A fully fitted bathroom with wash basin, toilet, bath and separate shower cubicle with thermostatic shower. With window to front elevation, LED lighting and wall mounted tower radiator.

PROPERTY MEASUREMENTS:

FRONT RECEPTION LOUNGE
18'10" X 11' 6" (5.75m x 3.50m)

KITCHEN
11'8" X 7' 9" (3.55m x 2.35m)

UTILITY
6'3" X 6' 5" (1.91m x 1.96m)

DINING ROOM
8'7" X 9' 2" (2.61m x 2.80m)

DOWNSTAIRS WC
3'9" X 6' 5" (1.15m x 1.96m)

BEDROOM ONE
15' 3" X 9' 2" max (3.21m x 3.20m)

BEDROOM TWO
11' 8" X 7' 8" max (3.55m x 2.35m)

BEDROOM THREE
7' 6" X 5' 1" (2.28m x 1.55m)

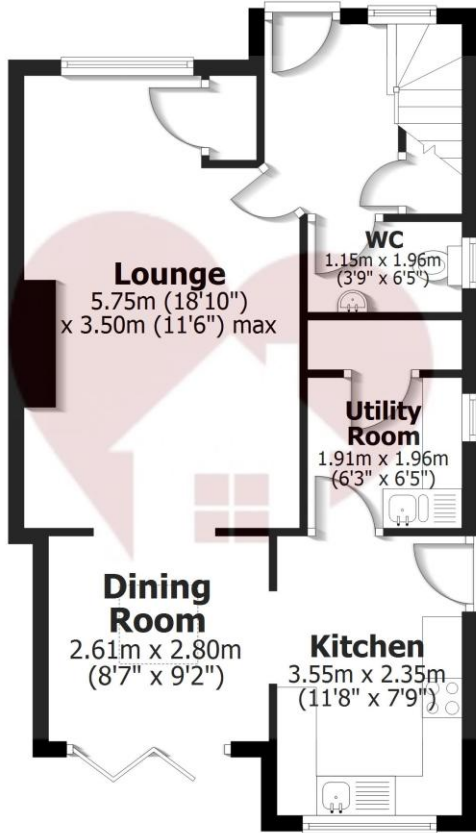
FAMILY BATHROOM
8' 3" X 8' 3" (2.53m x 2.51m)

Total area: approx. 963.2 sq feet (89.5 sq metres)



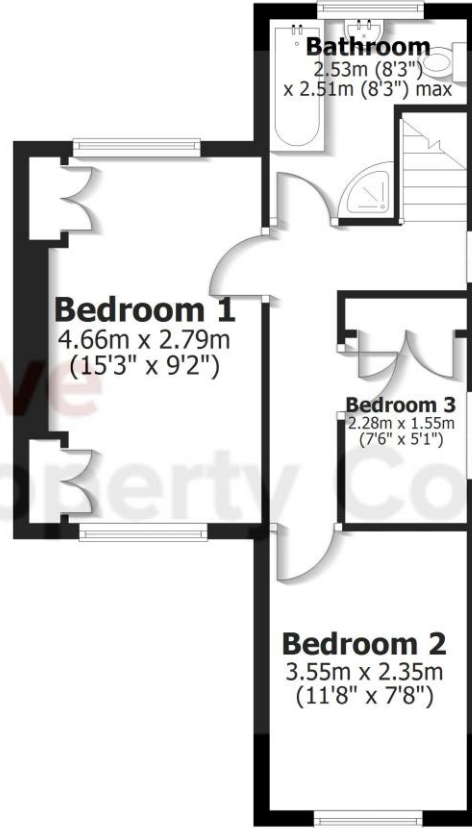
Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.2 sq. feet)



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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