



23 Lighthorne Road, B91 2BD

Sale Price of £385,000



**Love
Property Co.**

23 Lighthorne Road, Solihull, B91 2BD

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

Love Property Co are pleased to offer this homely and beautifully kept and extended semi-detached three-bedroom residence located in a quiet cul-de-sac close to JLR and Solihull Town centre.

This must be viewed to be fully appreciated 1000.6 sq. feet (93.0 sq. metres) kerb appealing property is ideal for those who want to be able to walk into a property with nothing to do. Well maintained, stylishly painted accommodation briefly comprises; entrance hallway, lounge/living/dining room, snug, breakfast kitchen & lean to. Recently fitted modern kitchen has integrated appliances and plumbing for washing machine and space for a fridge/freezer

To the first floor leading to three good sized bedrooms and a new modern family bathroom that houses the Worcester Bosch boiler and loft. The property offers both double glazing and gas central heating.

Outside - Large block paved driveway to front with off road parking for multiple vehicles with the rear private south facing garden being mainly lawned having two patio areas and a rear garage.

PROPERTY LOCATION

This property is close to Jaguar Land Rover and Solihull town centre. Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.



PROPERTY MEASUREMENTS:

KITCHEN

15' 0" x 6' 8" (4.58m x 2.0m)

LOUNGE/DINING

22' 8" x 10' 4" (6.92 m x 3.15m)

SNUG

12' 0" x 10' 0" (3.66 m x 3.05m)

BEDROOM ONE

12' 0" x 10' 6" (3.66m x 3.21m)

BEDROOM TWO

12' 0" x 10' 6" (3.66m x 3.21m)

BEDROOM THREE

8' 6" x 5' 11" (2.60m x 1.80m)

FAMILY BATHROOM

8' 2" x 5' 11" (2.49m x 1.80m)

GARAGE

28' 7" x 8' 11" (8.71m x 2.72m)

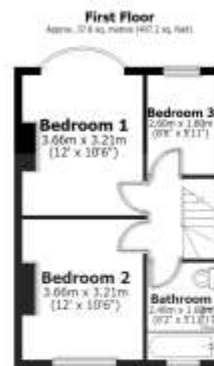
TOTAL SQUARE FOOTAGE

1000.6 sq. Feet (93.0 sq. Metres) approx.

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.





Total area: approx. 93.0 sq. metres (1,000.0 sq. feet)

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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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