

Need a Mortgage in principle  
to make offers? Call us now  
for quick assistance!  
**0121 775 0101**



Do you need to sell?  
Start your journey now!  
Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1372 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 1000Mbps Download Max 1800Mbps  
**MOBILE SERVICES** - EE - 89%, 3 - 85%, O2 - 84%, Vodafone - 84%  
**EPC** - C - 73  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

## 7 Lansdale Avenue

**Solihull, B92 0PP**  
**Offers in the Region of £475,000**

This beautifully presented three-bedroom detached home has been thoughtfully extended and modernised to create bright, versatile living space perfectly suited to contemporary family life. Situated in a popular residential location, the property offers an excellent balance of everyday living and entertaining.

### FEATURES

- Beautifully Extended and Modernised Throughout
- Stunning Open Plan Kitchen/Dining/Family Room & Utility Area
- Spacious Lounge
- Versatile Reception Room
- Ground Floor Shower Room
- Three Good Sized Bedrooms
- Four Piece Family Bathroom
- Private, Low Maintenance Rear Garden
- Block Paved Driveway
- Popular Damson Parkway Location

Are you an investor  
interested in expanding your  
portfolio?

**Call 0121 775 0101 to provide your investment criteria for alerts.**



SCAN TO **VIEW OUR**  
**WEEKLY FILMS &**  
**SUBSCRIBE**

### **Sneak Peeks**

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### **The Landlord Club**

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

### **HTSPMD**

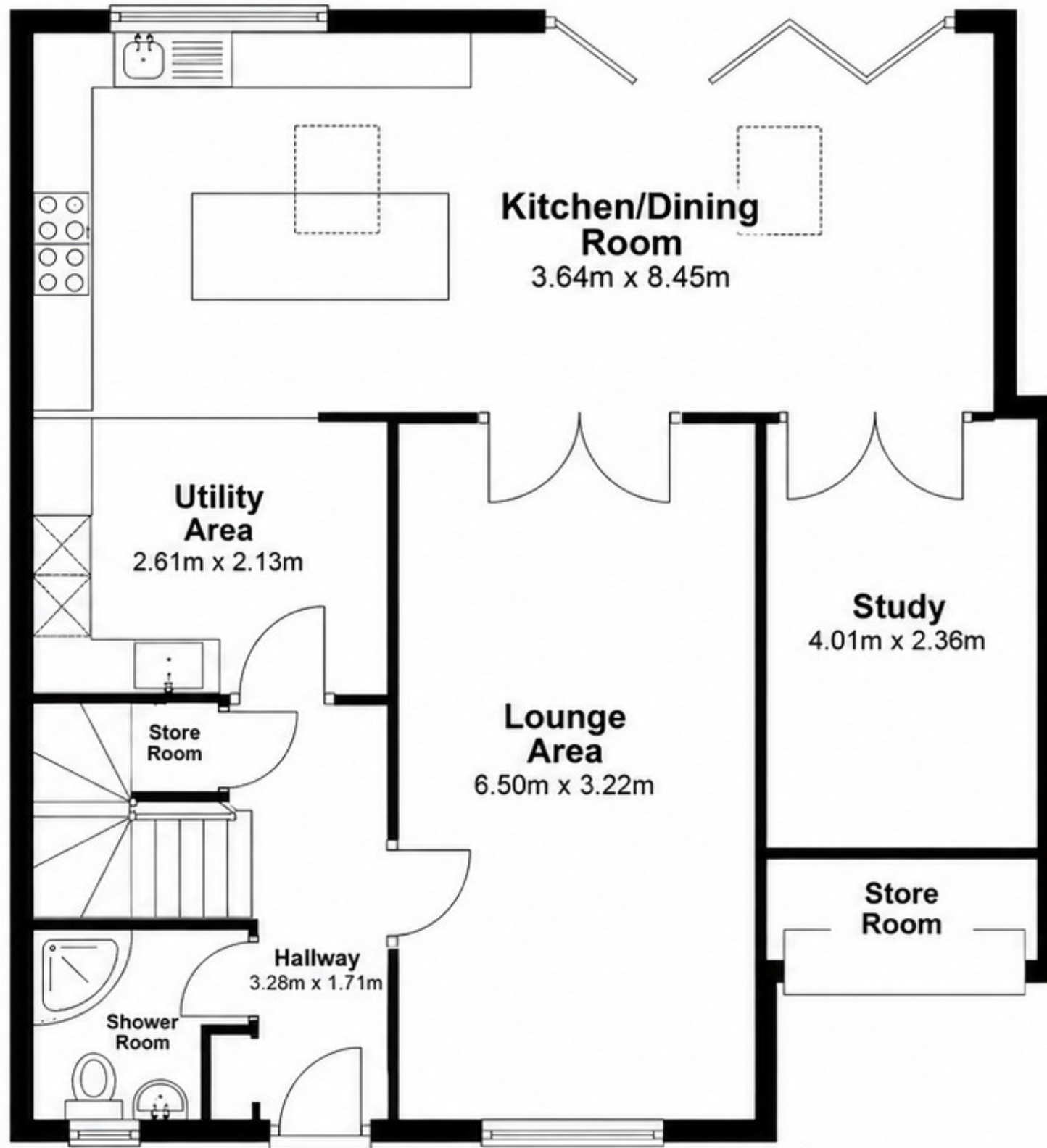
Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### **The Mortgage Update**

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

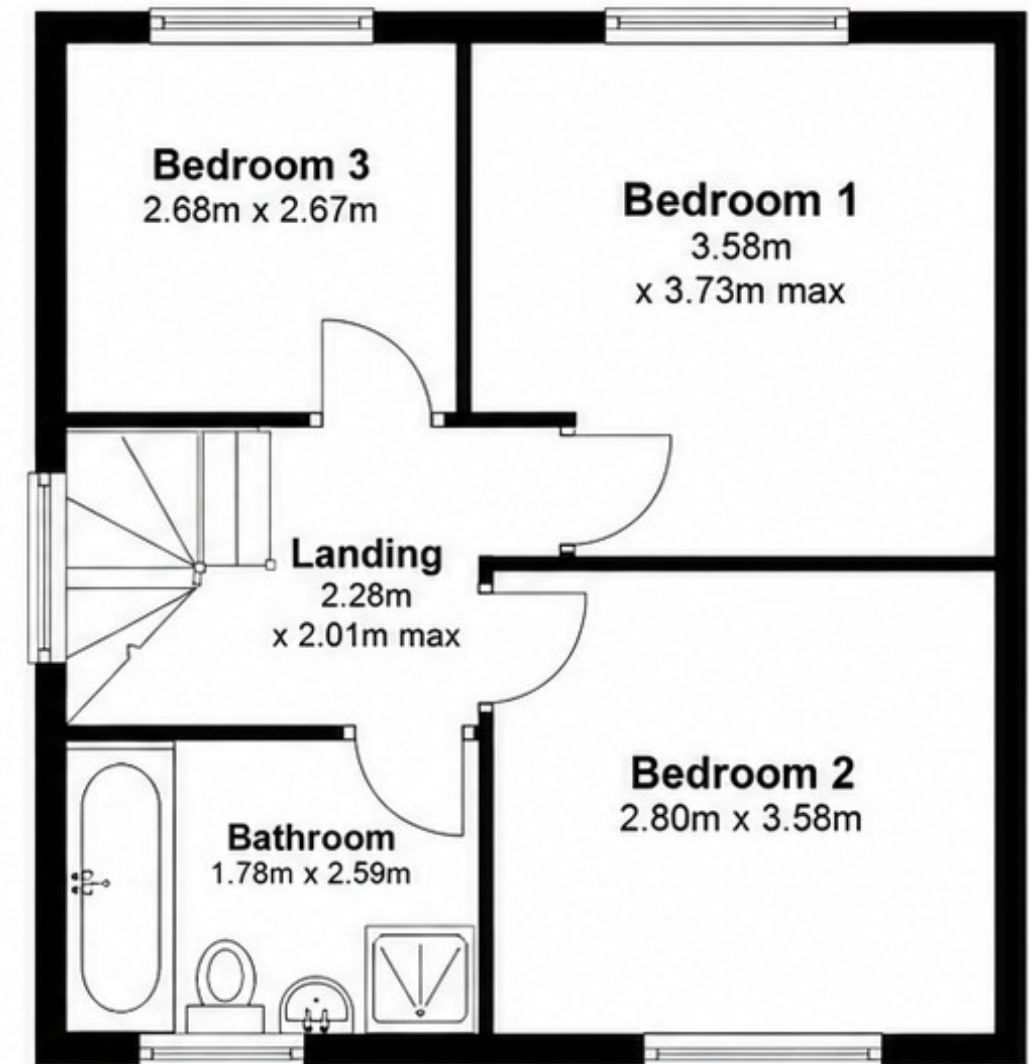
## Ground Floor

Approx. 85.4 sq. metres



## First Floor

Approx. 42.1 sq. metres



Total area: approx. 1372 sq.ft  
Total area: approx. 127.5 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.