



smarthomes

**Langley Hall Road**

Solihull

- A Well Presented Three Bedroom Family Home
- Fitted Kitchen & Family Shower Room
- Garage, Driveway Parking & Rear Garden
- No Upward Chain

**Offers Over £273,000**

Current EPC Rating - C  
Current Council Tax Band - C

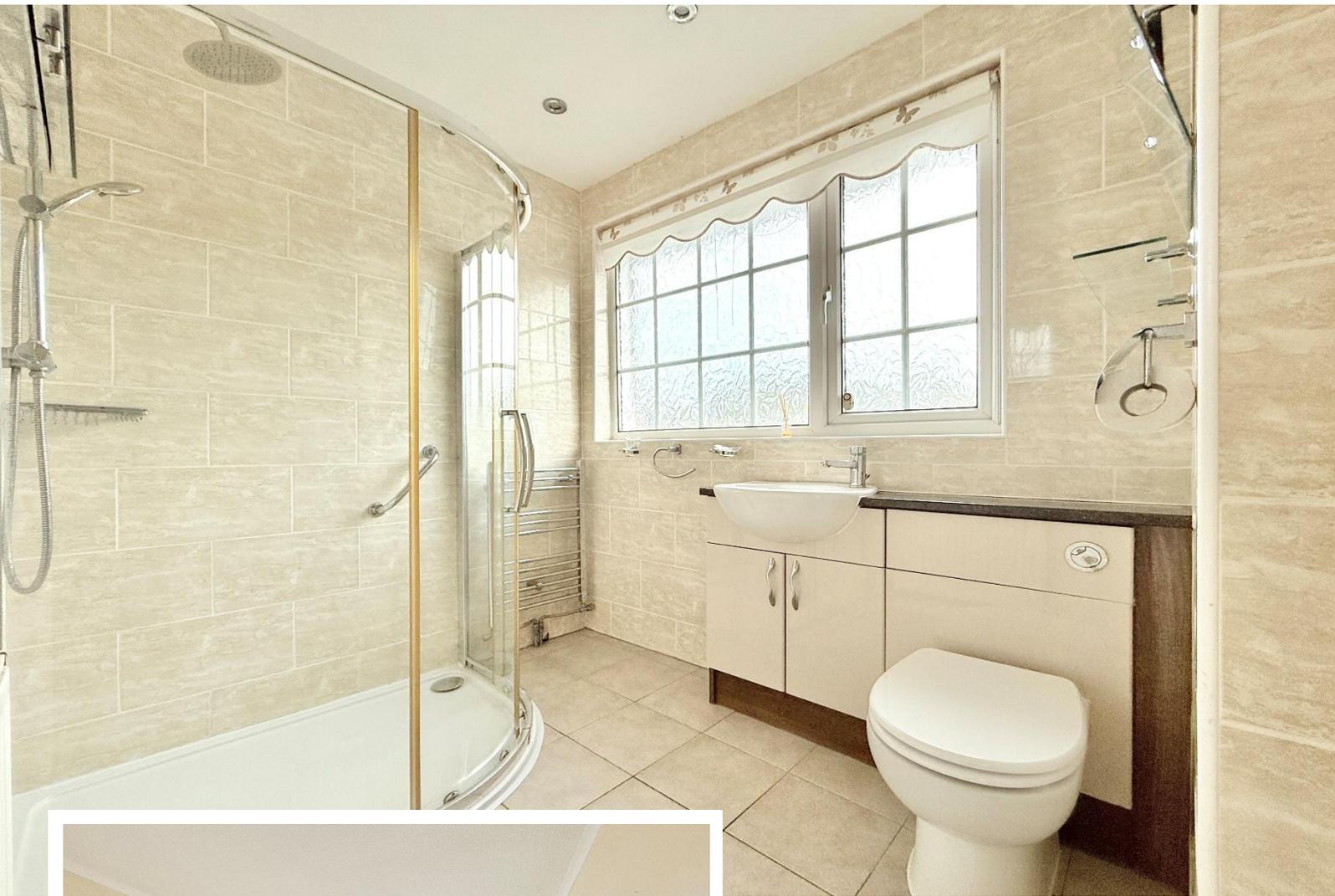




## Property Description

A mid-terrace family home being sold with the benefit of no upward chain and offering accommodation comprising a spacious lounge/diner, fitted kitchen, three good size bedrooms, family shower room, rear garden, garage and driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



## Rooms & Measurements

Fitted Kitchen to Front 2.69m x 2.34m (8'10" x 7'8")

L-Shaped Lounge/Diner to Rear 5.87m max x 4.44m max  
(19'3" max x 14'7" max)

Bedroom One to Rear 4.22m to rear of wardrobes x 2.87m  
(13'10" to rear of wardrobes x 9'5")

Bedroom Two to Front 2.9m x 2.74m (9'6" x 9'0")

Bedroom Three to Rear 2.84m x 1.93m (9'4" x 6'4")

Family Shower Room to Front 2.79m x 1.8m (9'2" x 5'11")

Garage 4.22m x 2.51m (13'10" x 8'3")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Council tax band C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.