

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. 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.

Energy Efficiency Rating	
Current	Possible
	A (92-101)
	B (81-91)
	C (69-80)
	D (55-69)
	E (39-54)
	F (21-38)
	G (1-20)

EU Directive 2002/91/EC

England & Wales

Not energy efficient - higher running costs

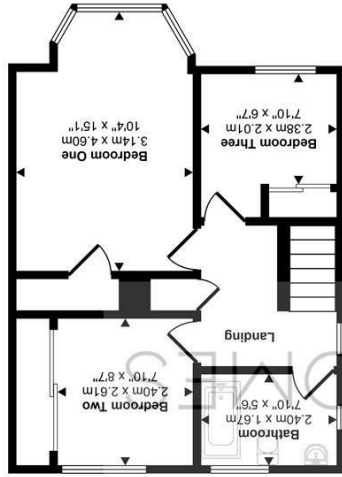
Very energy efficient - lower running costs

**Council Tax Band C**

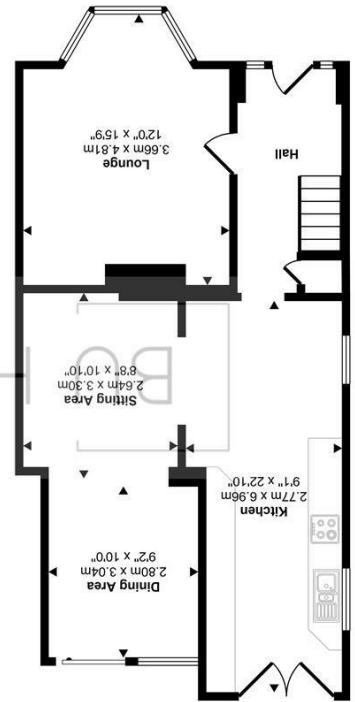
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with HADES Snappy 560.

Approx 42 sq m / 454 sq ft



Approx 62 sq m / 662 sq ft



Approx Gross Internal Area 104 sq m / 1116 sq ft

## BADDESLEY ROAD, SOLIHULL, B92 7LP



# BU HOMES

Asking price

**£340,000**

## BADDESLEY ROAD, SOLIHULL, B92 7LP

- Semi-Detached Family Home
- Extended & Refurbished Throughout
- Popular & Convenient Location
- Entrance Hall & Lounge
- Open Plan Sitting Room/Dining Room
- Open Plan Kitchen/Breakfast Room
- First Floor Landing
- Three Bedrooms & Modern Bathroom
- Ample Off-Road Parking
- Attractive Landscaped Garden



## BADDESLEY ROAD, SOLIHULL, B92 7LP



An extended and refurbished semi-detached family home, boasting a modern contemporary interior, situated on a tranquil road in a popular and convenient residential location.

The superbly presented accommodation briefly comprises an entrance hall, a lounge, a sitting room with an open plan aspect to a separate dining area and a fitted kitchen with an open plan aspect to a breakfast seating area; off the first floor landing there are three excellent bedrooms and a modern family bathroom.

Outside, there is a full width back paved frontage providing off-road parking for several vehicles; plus a delightful landscaped rear garden, enjoying a private aspect and incorporating a porcelain tiled patio area, planted borders and two timber sheds.

Being within the Lyndon School catchment area, roughly half a mile from Olton railway station, the property is located approximately three miles from Solihull Town Centre via the A41 Warwick Road, whilst the nearby A45 Coventry Road provides easy access to Birmingham International Airport, Birmingham City Centre and the Midlands motorway network.

