

126 Langley Hall Road

Solihull, B92 7HD





MAGNIFICENT FOUR BEDROOM SEMI-DETACHED PROPERTY

- IMMACULATE THROUGHOUT
- FOUR BEDROOMS (ONE DOWNSTAIRS)
- OPEN PLAN LOUNGE/DINING ROOM
- UTILITY
- MASTER BEDROOM WITH EN-SUITE WC
- TWO FURTHER UPSTAIRS BEDROOMS
- SEPARATE UPSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

An immaculate, extended four bedroom semi-detached property in the popular area of Solihull. This property has an extension to the rear which now boasts a magnificent open plan kitchen diner. The accommodation briefly comprises of a lounge/kitchen diner, utility, downstairs bedroom/second reception room, downstairs WC, master bedroom with en-suite wc, two further upstairs bedrooms, separate shower room and family bathroom. To the front there is a tarmac driveway and outside light and the rear garden is immaculate with artificial grass and a patio outdoor seating area.



APPROACH

Tarmac driveway for multiple cars and an outside light.

HALLWAY

Spotlights, built in understairs storage and laminate flooring.

OPEN PLAN LOUNGE/KITCHEN DINER

20' 8" x 20' 6" (6.3m x 6.25m) A magnificent extended room with i-fold doors to the rear, UPVC window to rear and luxury vinyl flooring. There are three velux windows for natural light, electric Neff oven, built in microwave, gas hob with extractor above and integrated fridge and freezer. Fully fitted modern kitchen with plenty of storage space.

UTILITY

11' 3" x 6' 6" (3.43m x 1.98m) Window to front. Fitted units with 1 1/2 sink and drainer, space for washing machine and tumble dryer and space for a fridge/freezer.

DOWNSTAIRS WC

Low level WC, vanity sink and storage cupboard.

DOWNSTAIRS BEDROOM

FOUR/SECOND RECEPTION ROOM

11' 2" x 7' 2" (3.4m x 2.18m) Window to side, door to storage area with up and over door, luxury vinyl texture flooring and a modern radiator.

MASTER BEDROOM

11' 8" x 9' 6" (3.56m x 2.9m) Window to front, modern fitted wardrobes and spotlights.

EN-SUITE WC

Low level WC and sink with vanity storage.

BEDROOM TWO

10' 5" x 8' 2" (3.18m x 2.49m) Window to rear, fitted wardrobes and spotlights.

BEDROOM THREE

7' 6" x 7' 6" (2.29m x 2.29m) Window to rear, fitted wardrobes and spotlights.

FAMILY BATHROOM

Window to front, bath, low level WC, sink and vanity storage with drawers and a heated towel rail.

SHOWER ROOM

An additional upstairs shower room with a window to side, walk in shower, heated towel rail; Bristan shower and spotlights.

LANDING

Spotlights and a loft hatch.

GARDEN

Patio area for outside seating and dining. Rear garden gate, side entrance and artificial grass.









Asking Price Of £410,000

TENURE:
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		