

Rangoon Road, B92

PROPERTY ADDRESS
17 Rangoon Road
Solihull
B92 9DB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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- Total cost of first month: £2,800 (rent & deposit)
- Unfurnished
- Large driveway
- Rear garden
- Great location

The property comes unfurnished. On the ground floor, there is a large reception room offering both dining and living space with plenty of natural light, a separate kitchen and utility area. Upstairs, the first floor comprises three bedrooms, including a well-sized principal bedroom and a second double bedroom, both offering ample space for furnishings. A third bedroom provides flexibility as a nursery, home office, or guest room.

The rear garden has been thoughtfully landscaped and arranged over tiered levels, creating distinct areas for relaxation and outdoor enjoyment. Immediately to the rear of the property is a raised patio seating area, ideal for outdoor dining or entertaining, which steps down to a well-maintained lawn providing a pleasant open space. The garden is further enhanced by railway sleeper planters, adding character while offering attractive planting areas for shrubs and flowers.

The property is conveniently located for a range of amenities including local shops on Hobs Moat Road, schooling for all age groups including Mapledene Primary, Valley Primary and Lyndon School, and excellent transport links with Marston Green station, Birmingham International Airport, the NEC and the M42 motorway all within easy reach. Elmdon Park and Solihull town centre, with the popular Touchwood Shopping Centre, are also nearby, making it an excellent choice for commuters and families alike.

Available end of August subject to acceptable references.

Rent: £1,300 per calendar month
Deposit: £1,500
Holding deposit: £300



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