



smarthomes

Damson Lane

Solihull, West Midlands, B91 2RD

- A Very Well Presented Semi-Detached Family Home
- Three Bedrooms
- Conservatory
- Re-Fitted Kitchen/Diner

£275,000

EPC Rating '66'





Property Description

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 the new 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.

The property is set back from the road behind a tarmacadam driveway providing off road parking with low level fencing to one boundary and a UPVC double glazed door leading into



Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation and door leading off to

Lounge to Front

13' 9" x 12' 3" (4.19m x 3.73m) With UPVC double glazed bay window to front elevation, laminate flooring, coving to ceiling, wall mounted radiator, ceiling light point and door to



Re-Fitted Kitchen/Diner to Rear

16' 6" x 11' 8" (5.03m x 3.56m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a composite sink and drainer unit with mixer tap over, further incorporating a 4 ring induction hob with extractor fan over and oven below. There is a built in utility cupboard with power, space and plumbing for a washing machine and tumble dryer. Coving to ceiling, integrated dishwasher, tiling to splash back areas and floor, radiator, ceiling spot lights and access to



Conservatory

13' x 12' 8" (3.96m x 3.86m) Of UPVC construction with French doors leading to rear garden, two radiators and tiled flooring

Landing

With a UPVC double glazed window to side, access to boarded loft space via a drop down ladder and door to



Bedroom One to Rear

12' 9" x 8' 8" (3.89m x 2.64m) With UPVC double glazed window to rear elevation, laminate flooring, a range of fitted wardrobes with sliding doors, wall mounted radiator and ceiling light point

Bedroom Two to Front

10' 5" x 8' (3.18m x 2.44m) With UPVC double glazed window to front elevation, laminate flooring, a range of fitted wardrobes with sliding doors, wall mounted radiator and ceiling light point

Bedroom Three to Rear

8' 7" x 7' 7" (2.62m x 2.31m) With UPVC double glazed window to rear elevation, laminate flooring, wall mounted radiator and ceiling light point

Re-Fitted Family Bathroom to Front

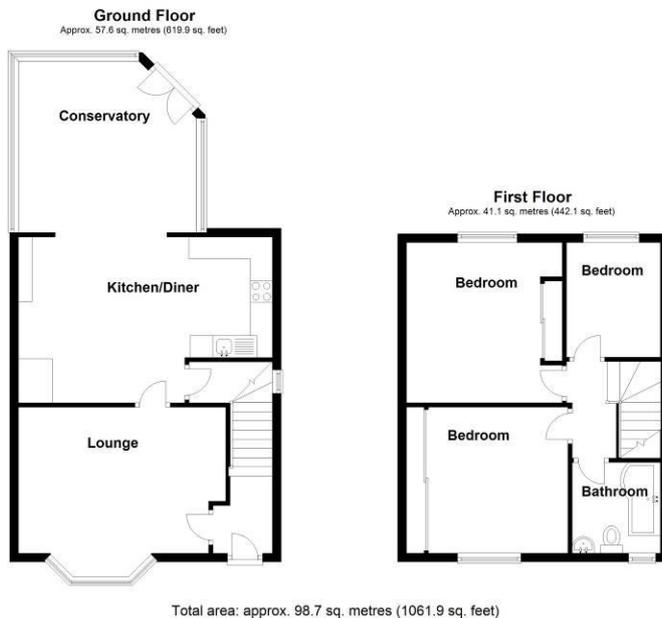
6' 5" x 5' 4" (1.96m x 1.63m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the front elevation

Extensive Rear Garden

Being mainly laid to lawn with paved patio area, steps leading up to a further decked patio area, brick build borders with planted shrubs, gated side access and panelled fencing to boundaries

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements