



Lugtrout Lane, Catherine-De-Barnes

Guide Price £850,000





## Lugtrout Lane

Catherine-De-Barnes, Solihull

### PROPERTY OVERVIEW

A fantastic opportunity to purchase this Bespoke five bedroom three storey modern detached originally built by Damson Homes. This property has been immaculately maintained and decorated throughout and benefits from gas central heating, double glazing and is within easy walking distance to local shops and restaurants. This property is offered to the market with NO UPWARD CHAIN and briefly comprises of: impressive entrance hall, guest cloakroom, study, living room with bi-fold doors, dining room, luxury fitted kitchen, five double bedrooms, ensuite shower room, dressing room, two bathrooms, double garage and landscape gardens.

Council Tax band: G

Tenure: Freehold

- Five Bedroom Modern Detached
- Immaculately Maintained And Decorated
- Originally Built In 2016
- Three reception Rooms
- Luxury Fitted Kitchen
- Dressing Room
- Ensuite Shower Room
- Landscaped Garden





## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Birmingham International to Birmingham (8 miles) and London Euston. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

## GARDEN

### ITEMS INCLUDED IN THE SALE

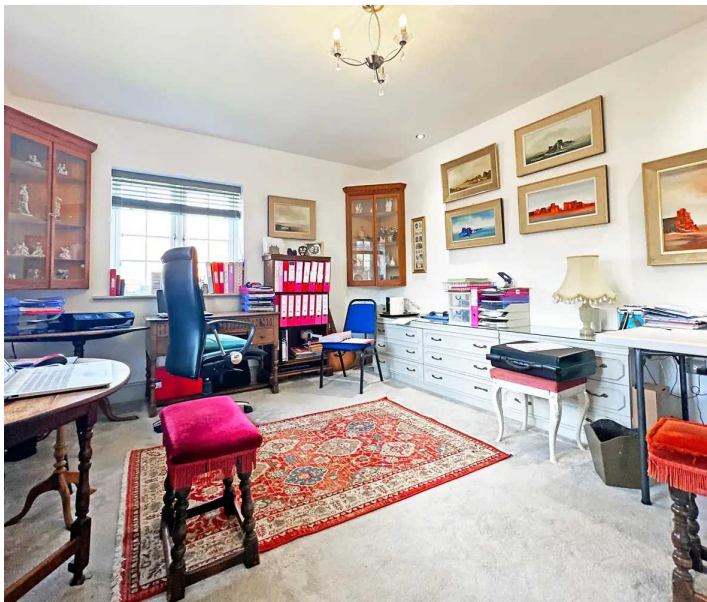
Siemens integrated oven, Siemens integrated hob, Siemens extractor, Siemens fridge freezer, Siemens dishwasher, Baumatic washing/tumble dryer, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, some light fittings, underfloor heating on the ground floor, CCTV and electric garage door.

### ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: BT Fibre-Optic.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



**GUEST CLOAKROOM**

4' 11" x 3' 11" (1.50m x 1.20m)

**STUDY**

14' 9" x 7' 7" (4.50m x 2.30m)

**LIVING ROOM**

18' 1" x 16' 1" (5.50m x 4.90m)

**DINING ROOM**

12' 2" x 11' 10" (3.70m x 3.60m)

**KITCHEN**

16' 1" x 12' 2" (4.90m x 3.70m)

**FIRST FLOOR****BEDROOM ONE**

14' 1" x 12' 2" (4.30m x 3.70m)

**DRESSING ROOM****ENSUITE****BEDROOM TWO**

14' 5" x 12' 2" (4.40m x 3.70m)

**BEDROOM THREE**

14' 5" x 11' 10" (4.40m x 3.60m)

**BATHROOM**

8' 5" x 5' 10" (2.56m x 1.78m)

**SECOND FLOOR****BEDROOM FOUR**

14' 5" x 12' 2" (4.40m x 3.70m)

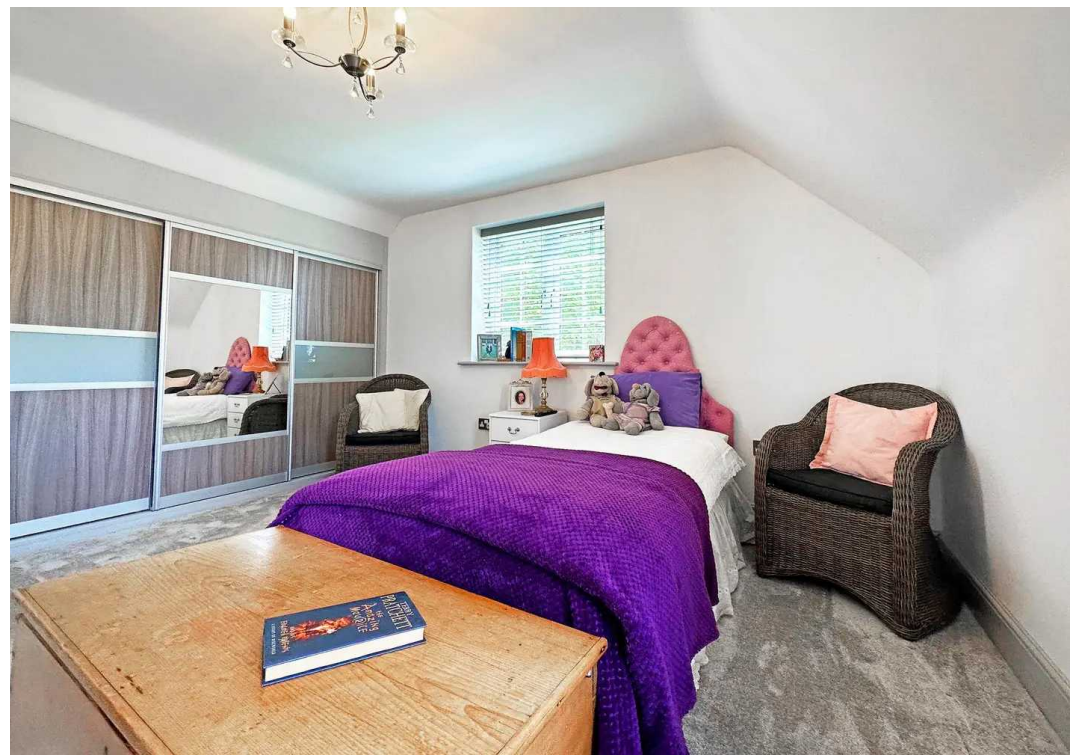
**BEDROOM FIVE**

14' 10" x 12' 0" (4.52m x 3.66m)

**SHOWER ROOM**

10' 5" x 6' 3" (3.17m x 1.90m)

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

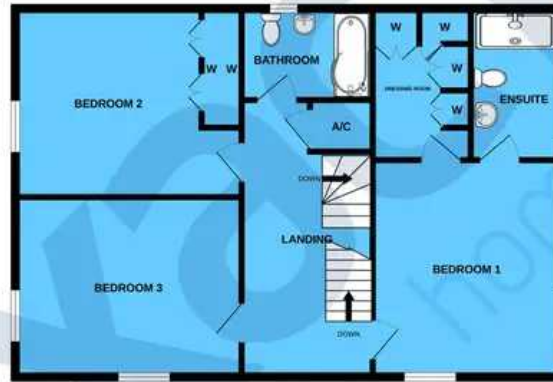




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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