



Lyndon Road, Solihull

Guide Price £525,000





Lyndon Road

Solihull

PROPERTY OVERVIEW

Located on a highly sought after road in Solihull is this superb six bedroom semi-detached property set over three floors which has been significantly extended and remodeled creating a fantastic family home. The property is set behind a wide tarmac driveway providing parking for multiple vehicles with the ground floor accommodation accessed via a porch and welcoming entrance hallway and consists of:- a large living room with ample space for sofa seating; a family room offering versatility to be used a dining room; a fitted kitchen with an abundance of storage throughout; a large conservatory with views of the rear garden; and a downstairs shower room. The first floor is made up of four double bedrooms, one of which is a large principal bedroom with en-suite bathroom with all remaining bedrooms serviced via a family bathroom. The second floor consists of two double bedrooms (with an en-suite in bedroom two) offering versatility to be used as a home office or games room. Outside the property enjoys a lawn rear garden with large patio seating area and outhouse offering versatility to be used as a home gym or office. To view this excellent property call Xact Homes today on 0121 712 6222.

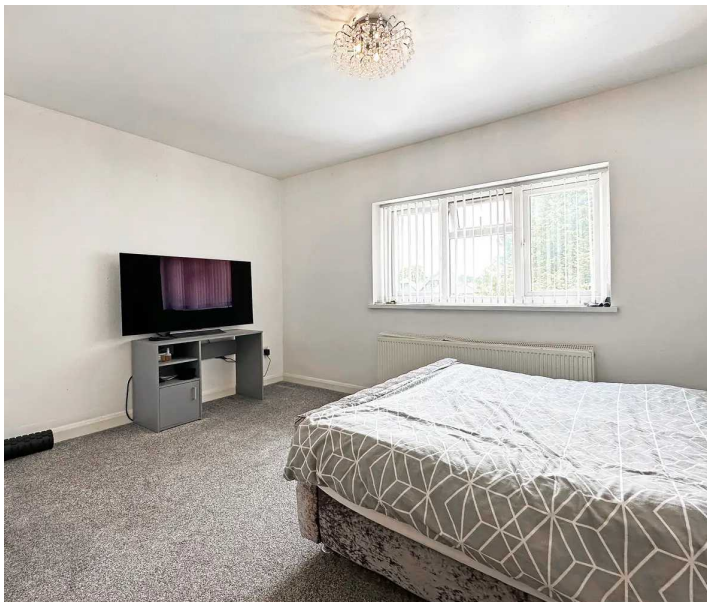




- Six Bedroom Semi-Detached Property
- Set Over Three Floors
- Private Gated Driveway
- Lawn Rear Garden With Outbuilding
- Highly Sought After Location
- Large Living Room
- Fitted Kitchen
- Family Room
- Early Viewing Essential

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 Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.





PORCH

ENTRANCE HALLWAY

LIVING ROOM

26' 3" x 11' 6" (8.00m x 3.50m)

FAMILY ROOM

16' 5" x 10' 10" (5.00m x 3.30m)

KITCHEN

26' 3" x 13' 9" (8.00m x 4.20m)

CONSERVATORY

22' 4" x 11' 6" (6.80m x 3.50m)

DOWNSTAIRS SHOWER ROOM

5' 2" x 6' 9" (1.58m x 2.06m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 4" x 13' 9" (5.60m x 4.20m)

EN-SUITE

BEDROOM FOUR

16' 5" x 10' 10" (5.00m x 3.30m)

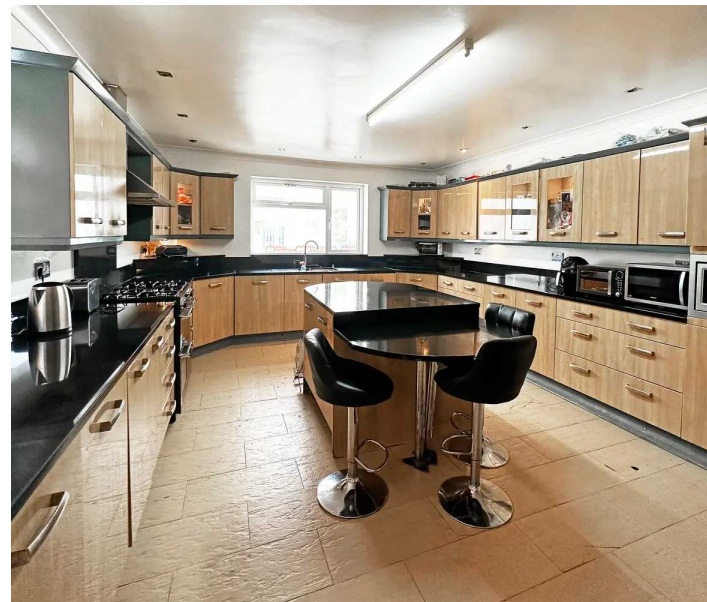
BEDROOM FIVE

15' 5" x 11' 6" (4.70m x 3.50m)

BEDROOM SIX

14' 5" x 8' 2" (4.40m x 2.50m)

BATHROOM





SECOND FLOOR

BEDROOM TWO

17' 5" x 14' 9" (5.30m x 4.50m)

EN-SUITE

BEDROOM THREE

30' 6" x 11' 10" (9.30m x 3.60m)

OUTSIDE THE PROPERTY

LAWN REAR GARDEN

OUTHOUSE / HOME GYM / OFFICE

ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, underfloor heating, a garden shed and CCTV.

ADDITIONAL INFORMATION


Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with lighting.


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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		7	6
England, Scotland & Wales		EU Directive 2002/91/EC 	

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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