



smarthomes

Damson Lane

Solihull, West Midlands, B92 9JX

- An Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- En-Suite Shower Room & Family Bathroom

Offers Over £425,000

EPC Rating 70

Current Council Tax Band D





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 block paved driveway providing off road parking extending to garage doors and UPVC double glazed door leading into to

Enclosed Porch

With double glazed windows, tiled flooring and frosted Georgian style door leading through to

Entrance Hallway

With ceiling spot lights, wall lighting, wood effect tiled flooring, radiator, feature staircase with oak and glazed balustrade leading to the first floor accommodation and doors leading off to



Reception Room One to Front

13' 1" x 9' 5" (4.0m x 2.88m) With double glazed bay window to front elevation, wood effect flooring, wall lighting and radiator

Extended Reception Room Two to Rear

21' 10" x 11' 6" (6.66m x 3.53m) With wood effect flooring, wall lighting, coving to ceiling, electric fireplace with granite hearth and oak surround and double glazed French doors leading out to the West facing rear garden

Guest WC

With low flush WC, wall mounted corner wash hand basin, tiling to splashback areas, ceiling light point and tiled flooring



Extended & Re-Fitted Breakfast Kitchen to Rear

17' 9" x 11' 9" (5.42m x 3.60m) Being re-fitted with a range of high gloss, handle-less base units incorporating pan drawers with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring hob with feature splashback and extractor canopy over, inset Zanussi oven, space for fridge freezer, integrated dishwasher, radiator, spot lights to ceiling, hard-wiring for wall mounted television, tiled flooring, double glazed window to rear, double glazed door leading into conservatory and door leading into

Utility Room

13' 1" x 9' 2" (4.0m x 2.80m) Being fitted with a range of wall and base units, laminate work surfaces, space and plumbing for washing machine and tumble dryer, ceiling light point, tiled flooring and door leading into garage



Conservatory/Entertainment Room

13' 1" x 9' 2" (4.0m x 2.80m) With double glazed windows, tiled flooring, PVC panelling to ceiling, double glazed French doors leading out to the rear garden and bespoke bar area with shelving and optics

Accommodation on the First Floor

Landing

With feature oak and glazed balustrade, ceiling light point and doors leading off to

Bedroom One to Rear

13' 1" x 8' 6" (4.0m x 2.60m) With double glazed window to rear elevation, radiator, ceiling light point, picture rail, a range of fitted furniture and archway leading through to

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; corner shower cubicle with thermostatic shower, WC with enclosed cistern and vanity wash hand basin with complementary tiling to walls, obscure double glazed window to rear and ladder style radiator

Bedroom Two to Front

13' 1" x 8' 6" (4.0m x 2.60m) With double glazed bay window to front elevation, radiator, ceiling light point, wood effect flooring and a range of fitted furniture





Extended Bedroom Three to Front

12' 9" x 5' 10" (3.90m x 1.80m) With double glazed window to front elevation, ceiling light point and radiator

Bedroom Four to Front

8' 9" x 5' 10" (2.69m x 1.80m) With double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls and floor, ladder style radiator, spot lights to ceiling and cupboard housing boiler

West Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, raised flower beds, illuminated centre terrace, further terrace to rear, fencing to boundaries and potting area with hardstanding for two greenhouses and potting shed



Garage

10' 5" x 6' 3" (3.20m x 1.92m) Having superb potential for conversion subject to the relevant planning permission with garage doors to driveway

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. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.