



Lansdale Avenue, Solihull

Guide Price £395,000





PROPERTY OVERVIEW

Situated in a most popular location, a fantastic opportunity to purchase this three bedroom link extended detached which must be viewed internally to be appreciated. This property is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and has the added attraction of an extended breakfast/kitchen and West facing garden. The accommodation in more detail comprises of: entrance hall, guest cloakroom, living room with Inglenook fireplace, dining room, extended breakfast/kitchen, three bedrooms, extended family bathroom with jacuzzi bath, garage/utility and West facing 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 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.

Council Tax band: D

Tenure: Freehold



- Three Bedroom Link Detached
- Popular Location
- Spacious Lounge With Inglenook Fire Place
- Dining Room
- NO UPWARD CHAIN
- Extended Breakfast/Kitchen
- Extended Bathroom With Jacuzzi Bath
- Garage/Utility
- West Facing Garden



ENTRANCE HALL

GUEST WC

4' 9" x 2' 6" (1.45m x 0.76m)

LIVING ROOM

14' 3" x 12' 6" (4.34m x 3.80m)

DINING ROOM

11' 10" x 10' 2" (3.60m x 3.09m)

BREAKFAST/KITCHEN

17' 2" x 11' 5" (5.22m x 3.47m)

FIRST FLOOR

BEDROOM ONE

14' 4" x 9' 9" (4.38m x 2.97m)

BEDROOM TWO

10' 6" x 9' 9" (3.19m x 2.98m)

BEDROOM THREE

9' 9" x 6' 8" (2.96m x 2.02m)

BATHROOM

10' 4" x 5' 9" (3.16m x 1.74m)





OUTSIDE THE PROPERTY

GARAGE/UTILITY ROOM

16' 8" x 7' 10" (5.09m x 2.38m)

TOTAL SQUARE FOOTAGE

111.2 sq.m (1197 sq.ft) approx.

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE

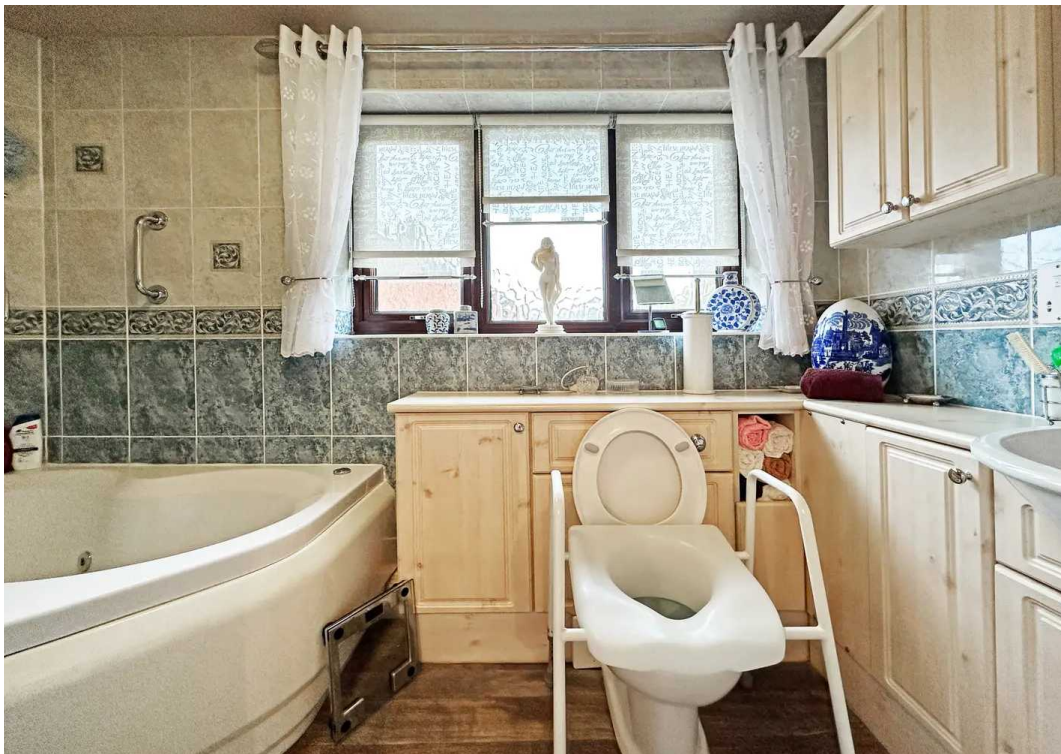
Free standing cooker, extractor, fridge freezer, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one, all light fittings and electric garage door.

ADDITIONAL INFORMATION

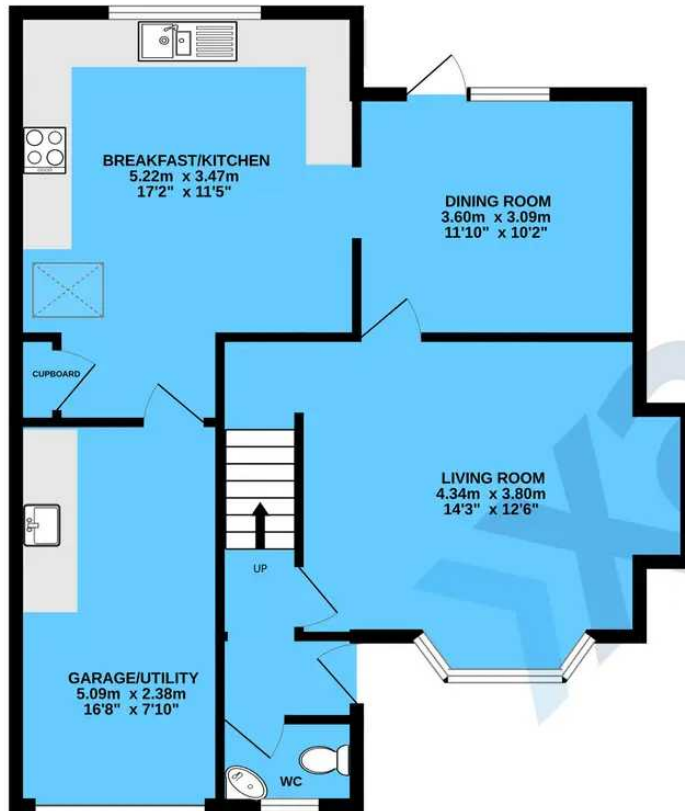
Services: main gas, electricity and mains sewers.
Broadband: Virgin Fibre-Optic. Loft Space: part boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

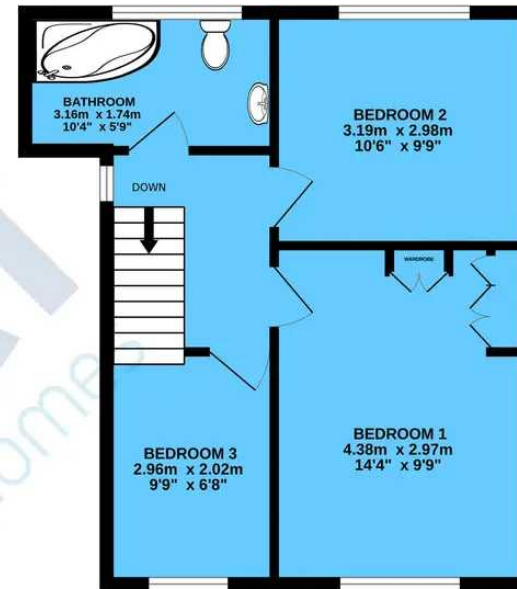
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
70.6 sq.m. (760 sq.ft.) approx.



1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 111.2 sq.m. (1197 sq.ft.) approx.

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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Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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