



Lyndon Road, Solihull

Guide Price £425,000



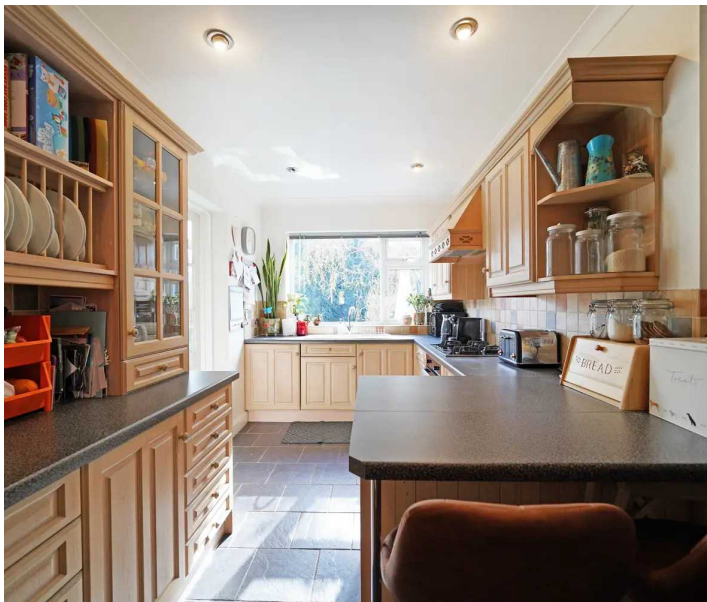


PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this impressive four bedroom spacious family semi detached home which must be viewed internally to be appreciated. This property is being immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a South facing garden. The accommodation briefly comprises of: enclosed porch, entrance hall, guest cloakroom, dining room, extended living room, extended breakfast/kitchen, four bedrooms, bathroom, garage and South facing private 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

- Four Bedroom Extended Semi Detached
- Internal Viewing Essential
- Immaculately Maintained And Decorated
- Two Reception Rooms
- Extended Breakfast/Kitchen
- Four Bedrooms
- South Facing Garden





ENCLOSED PORCH

ENTRANCE HALL

15' 6" x 6' 8" (4.73m x 2.04m)

GUEST CLOAKROOM

4' 6" x 3' 8" (1.38m x 1.12m)

DINING ROOM

12' 10" x 10' 0" (3.9m x 3.06m)

LIVING ROOM

22' 10" x 10' 0" (6.96m x 3.05m)

BREAKFAST/KITCHEN

16' 11" x 9' 7" (5.15m x 2.93m)





FIRST FLOOR

BEDROOM ONE

12' 12" x 9' 12" (3.96m x 3.04m)

BEDROOM TWO

12' 10" x 10' 0" (3.9m x 3.05m)

BEDROOM THREE

8' 4" x 8' 0" (2.55m x 2.45m)

BEDROOM FOUR

8' 6" x 6' 9" (2.6m x 2.05m)

BATHROOM

6' 4" x 9' 1" (1.92m x 2.77m)

OUTSIDE THE PROPERTY

GARAGE

15' 0" x 6' 11" (4.58m x 2.1m)

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, integrated washing machine, all carpets, some curtains, all blinds, some light fittings and garden shed.

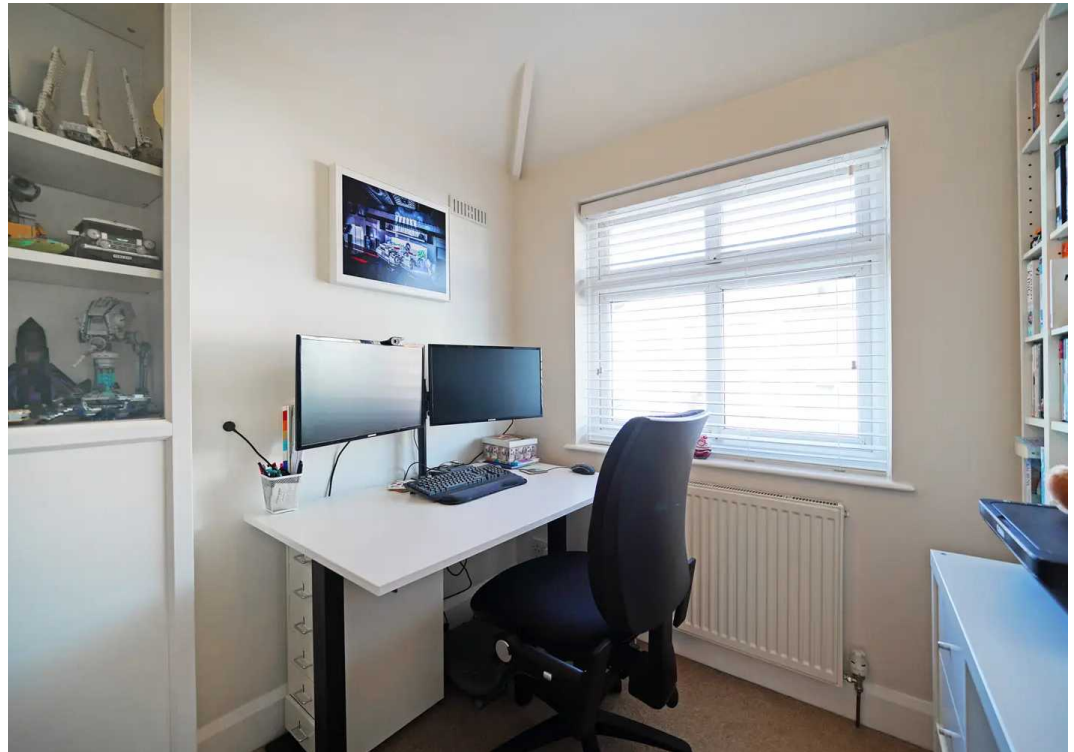
ADDITIONAL INFORMATION

Services: mains gas, electricity and mains sewers.

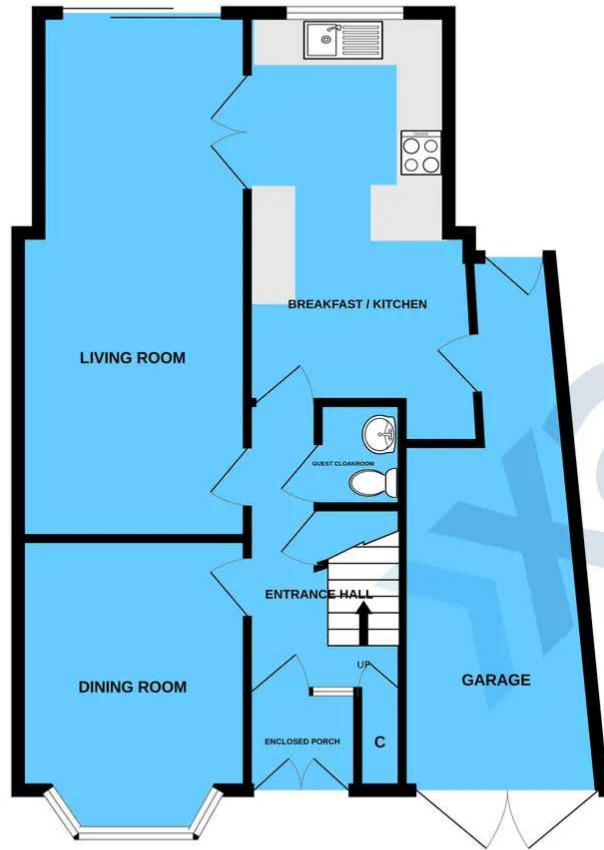
Broadband: Virgin Media Loft Space: with lighting

MONEY LAUNDERING REGULATIONS

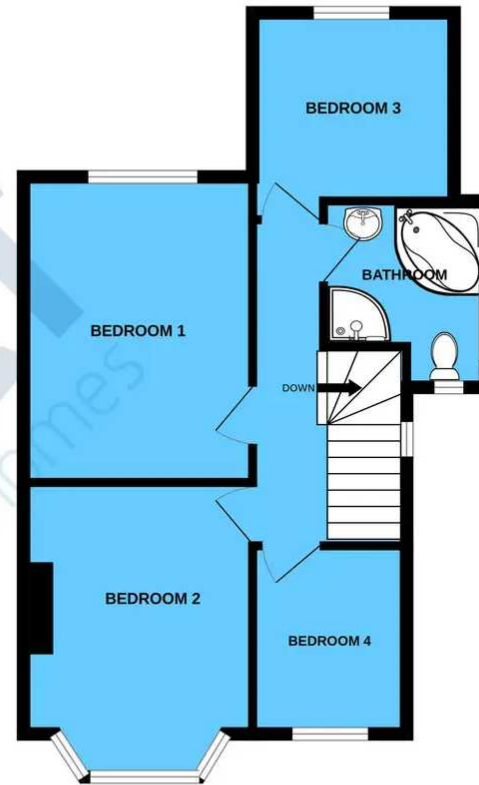
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST 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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