



Damson Lane, Solihull

Guide Price £245,000





#### PROPERTY OVERVIEW

Situated in a most convenient and popular location, a fantastic opportunity to purchase this two bedroom mid-terraced cottage which is well located for all amenities. This property is offered to the market with NO UPWARD CHAIN, would be ideal for a first time purchaser and has the added attraction of gas central heating and double glazing. The accommodation briefly comprises of: living room, kitchen/diner, two bedrooms, bathroom, large garden and off road parking. Additionally, there are plans drawn up for a third bedroom in the loft space (STPP).

#### 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: C

Tenure: Freehold

- Two Bedroom Mid-Terraced Cottage
- No Upward Chain
- Ideal For A First Time Purchaser
- Living Room
- Kitchen / Diner
- Two Bedrooms
- Bathroom
- Large Garden
- Off Road Parking To The Front



**LIVING ROOM**

14' 1" x 11' 6" (4.30m x 3.50m)

**KITCHEN / DINER**

14' 3" x 11' 6" (4.34m x 3.50m)

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

14' 1" x 11' 6" (4.30m x 3.51m)

**BEDROOM TWO**

11' 7" x 6' 8" (3.52m x 2.04m)

**BATHROOM**

7' 3" x 5' 5" (2.22m x 1.66m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 63.0 sq.m. = 678 sq.ft. approx.

**OUTSIDE THE PROPERTY****LARGE GARDEN****OFF ROAD PARKING****ITEMS INCLUDED IN SALE**

Free standing cooker, fridge freezer, washing machine, all carpets, all curtains, all blinds, all light fittings and a garden shed.

**ADDITIONAL INFORMATION**

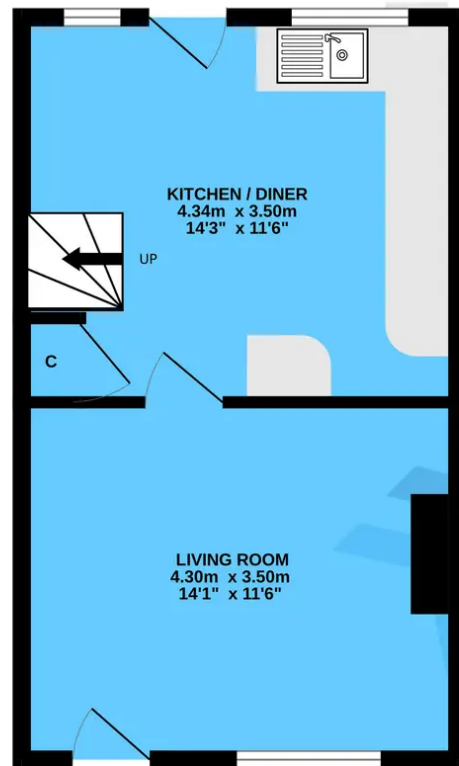
Services - mains gas, electricity and mains sewers.  
Loft space - with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

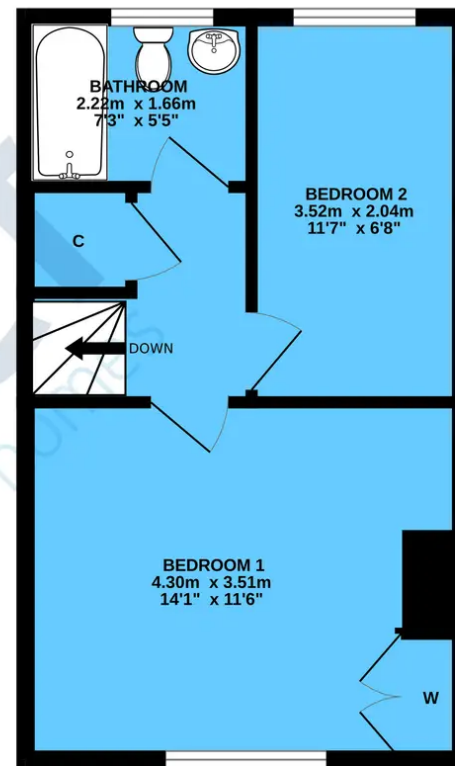
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 63.0 sq.m. (678 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.  
Made with Metropix ©2024

**Xact Homes**

6 The Square, Solihull - B91 3RB

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

**xact**  
SALES & LETTINGS

