



Lugtrout Lane, Solihull

Guide Price £389,950

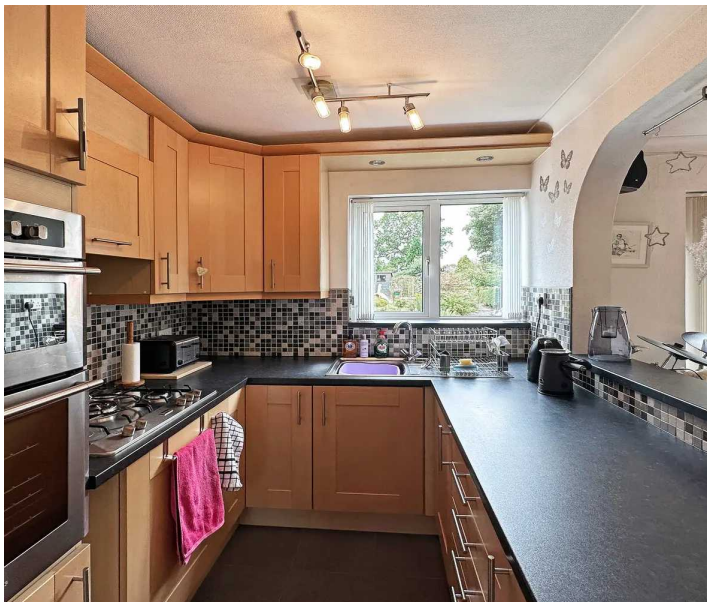




## PROPERTY OVERVIEW

Situated within easy walking distance to local shops, schools and public transport, a fantastic opportunity to purchase this impressive three bedroom semi-detached, which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of an immaculate well maintained South facing garden. The accommodation in more detail comprises of: entrance hall, living room, kitchen/dining room, utility, three bedrooms, bathroom, garage and South facing garden.

- Early Viewing Essential
- Easy Access To Local Amenities
- Living Room
- South Facing Garden
- Ample Parking At The Front





## 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

## ENTRANCE HALL

15' 9" x 3' 11" (4.80m x 1.19m)

## LIVING ROOM

15' 7" x 12' 8" (4.75m x 3.86m)

## DINER

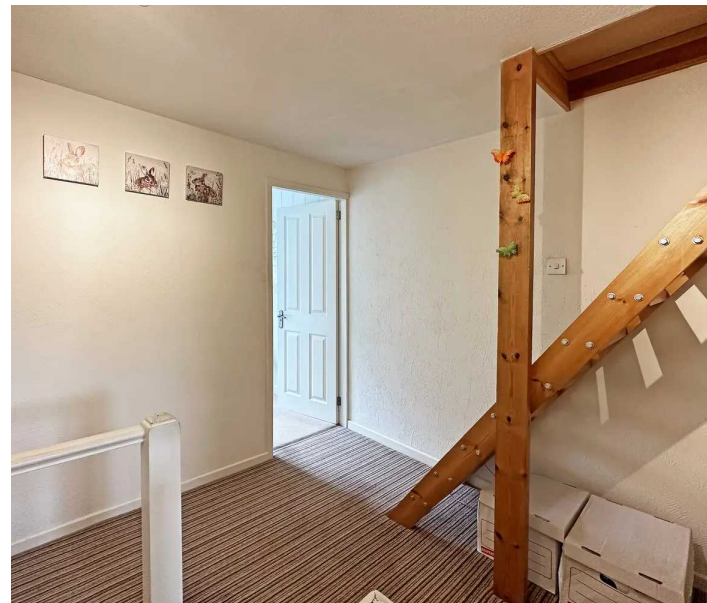
9' 9" x 10' 5" (2.98m x 3.17m)

## KITCHEN

10' 5" x 6' 8" (3.17m x 2.04m)

## UTILITY

11' 5" x 5' 7" (3.49m x 1.69m)





## FIRST FLOOR

### BEDROOM ONE

12' 3" x 9' 10" (3.74m x 3.00m)

### BEDROOM TWO

10' 6" x 9' 11" (3.19m x 3.03m)

### BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

### BATHROOM

7' 5" x 6' 10" (2.27m x 2.09m)

### LOFT ROOM

13' 0" x 16' 11" (3.96m x 5.16m)

## OUTSIDE THE PROPERTY

### GARAGE

17' 4" x 7' 9" (5.28m x 2.37m)

### TOTAL SQUARE FOOTAGE

115.5 sq.m (1246 sq.ft) approx.

## SOUTH FACING GARDEN

### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets, some curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and a garden shed.

### ADDITIONAL INFORMATION

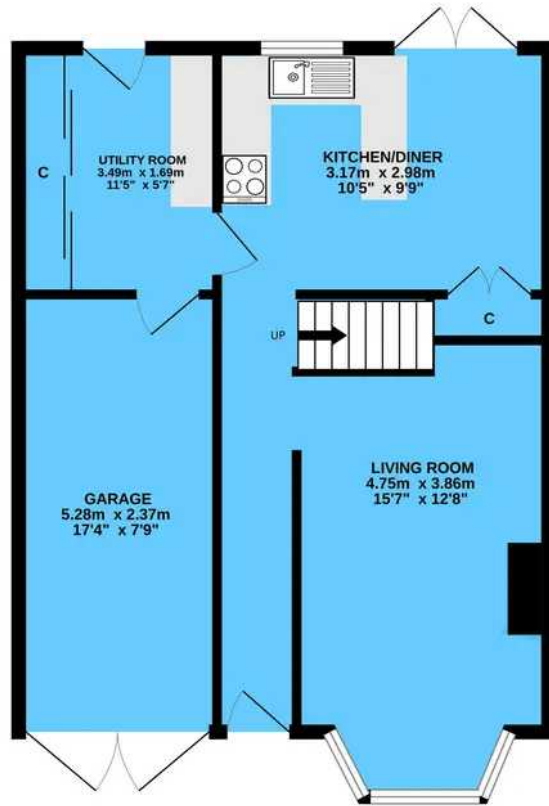
Services: mains gas, electricity and mains sewers.  
Broadband: BT. Loft Space: boarded with ladder and lighting.

### MONEY LAUNDERING REGULATIONS

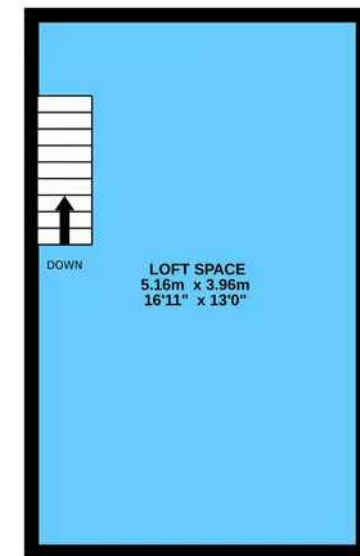
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR

2ND FLOOR  
26.7 sq.m. (287 sq.ft.) approx.

TOTAL FLOOR AREA : 115.8 sq.m. (1246 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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