



40 LAMMAS CLOSE, SOLIHULL, B92 8PA

ASKING PRICE OF £350,000

EPC: D Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Semi Detached Residence
- Three Good Size Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Breakfast Kitchen
- Further Scope for Development (STPP)
- Garage & Driveway
- Large Rear Garden
- Cul de sac Position



A well presented three bedroom semi detached residence enjoying a cul de sac position in a popular location with further scope for development (STPP). The property benefits from having double glazing and gas central heating. The excellent living accommodation briefly comprises; entrance porch, spacious lounge/diner opening to modern fitted breakfast kitchen, guest cloakroom/wc, good size landing, three bedrooms, shower room/wc, driveway, garage and large enclosed rear garden. No Upward Chain.



ENTRANCE PORCH

SPACIOUS LOUNGE/DINER 24' 0" x 10' 9" max 7' 9" min (7.32m x 3.28m 2.36m)

opening to:

MODERN FITTED L SHAPED BREAKFAST KITCHEN 11' 4" max 8' 0" min x 10' 9" max (3.45m 2.44m x 3.28m)

GUEST CLOAKROOM/WC

GOOD SIZE LANDING AREA

BEDROOM ONE 12' 2" x 10' 9" (3.71m x 3.28m)

BEDROOM TWO 11' 5" x 9' 8" (3.48m x 2.95m)

BEDROOM THREE 9' 2" x 7' 5" (2.79m x 2.26m)

SHOWER ROOM/WC

BLOCK PAVED DRIVEWAY

GARAGE

LARGE ENCLOSED REAR GARDEN



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner. This is a draft copy only, therefore, we cannot confirm their accuracy.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).