

269 Lyndon Road

*Solihull, B92 7QR*









## **FOUR BEDROOM TRADITIONAL STYLE SEMI DETACHED RESIDENCE**

- Outstanding Four Bedroom Extended Semi Detached Residence
- Tastefully Modernised
- Feature Doors, Windows, Fire Places
- Gas Central Heating and Double Glazing
- Two Reception Rooms
- Feature Modern Dining Kitchen and Bathroom
- Ground Floor WC
- Insulated Garden Room/Office/Gym
- Convenient Location
- Viewing Essential

### **ACCOMMODATION**

A remarkably charming and exceptional tastefully modernised and presented four bedroom extended traditional style semi detached residence situated in a sought after location with the benefit of easy access to local amenities. The property sympathetically retains many original features from the 1930's along with creative additions whilst providing a state of the art 21st century lifestyle. Briefly comprises; entrance porch, reception hall, front reception room, rear reception room with bi-fold patio doors, modern fully fitted spacious dining kitchen, ground floor wc, first floor landing, four good size bedrooms, feature bathroom/shower room, garden and drive to front, garage, lawned garden to rear with patio and feature sizeable garden room/gym/office, being full insulated. Viewing is essential to fully appreciate this outstanding dwelling home.



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**ENTRANCE PORCH**

**RECEPTION HALL**

**RECEPTION ROOM (FRONT)**

**10' 5" x 13' 8" (3.181m x 4.184m)**

feature round bay window to front and cast iron fireplace

**RECEPTION ROOM (REAR)**

**18' 9" x 10' 5" (5.727m x 3.199m)**

with bi-fold patio doors, velux windows and feature fireplace

**SPACIOUS DINING KITCHEN**

**11' 3" x 18' 2" (3.447m x 5.544m)**

modern fitted units, integrated cooking appliances, velux windows and french doors.

**GROUND FLOOR WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**6' 11" x 13' 3" (2.131m x 4.060m)**

**BEDROOM TWO**

**10' 5" x 13' 11" (3.193m x 4.260m)**

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**BEDROOM THREE**

**14' 11" x 10' 5" (4.566m x 3.193m)**

**BEDROOM FOUR**

**12' 1" x 11' 2" (3.701m x 3.418m)**

**BATHROOM/SHOWER ROOM**

**5' 7" x 10' 5" (1.707m x 3.193m)**

beautifully tiled with striking four piece suite

**GARDEN AND DRIVE TO FRONT**

**LAWNED GARDEN TO REAR**

with patio

**GARDEN ROOM/GYM/OFFICE**

**16' 9" x 12' 1" (5.126m x 3.707m)**

**GARAGE**

**14' 4" x 10' 9" (4.385m x 3.278m)**







**Cross of Iron**  
A SAM PECKINPAH Film

NAAC COHEN presents  
**CROSS OF IRON**  
A SAM PECKINPAH Film

starring  
JAMES COBURN  
MAXIMILIAN SCHELL  
JAMES MASON  
DAVID WARNER  
SENKA BERGER  
in the part of EUA

Screenplay by  
JULIUS J.  
EPSTEIN

Music composed  
and conducted by  
ERNEST GOLD

Produced by  
WOLF C. HARKWIG

Directed by  
SAM PECKINPAH

A Ufnitsky-Sellers/Rapid Film Production  
An Anglo-German Co-Production  
Technicolor®













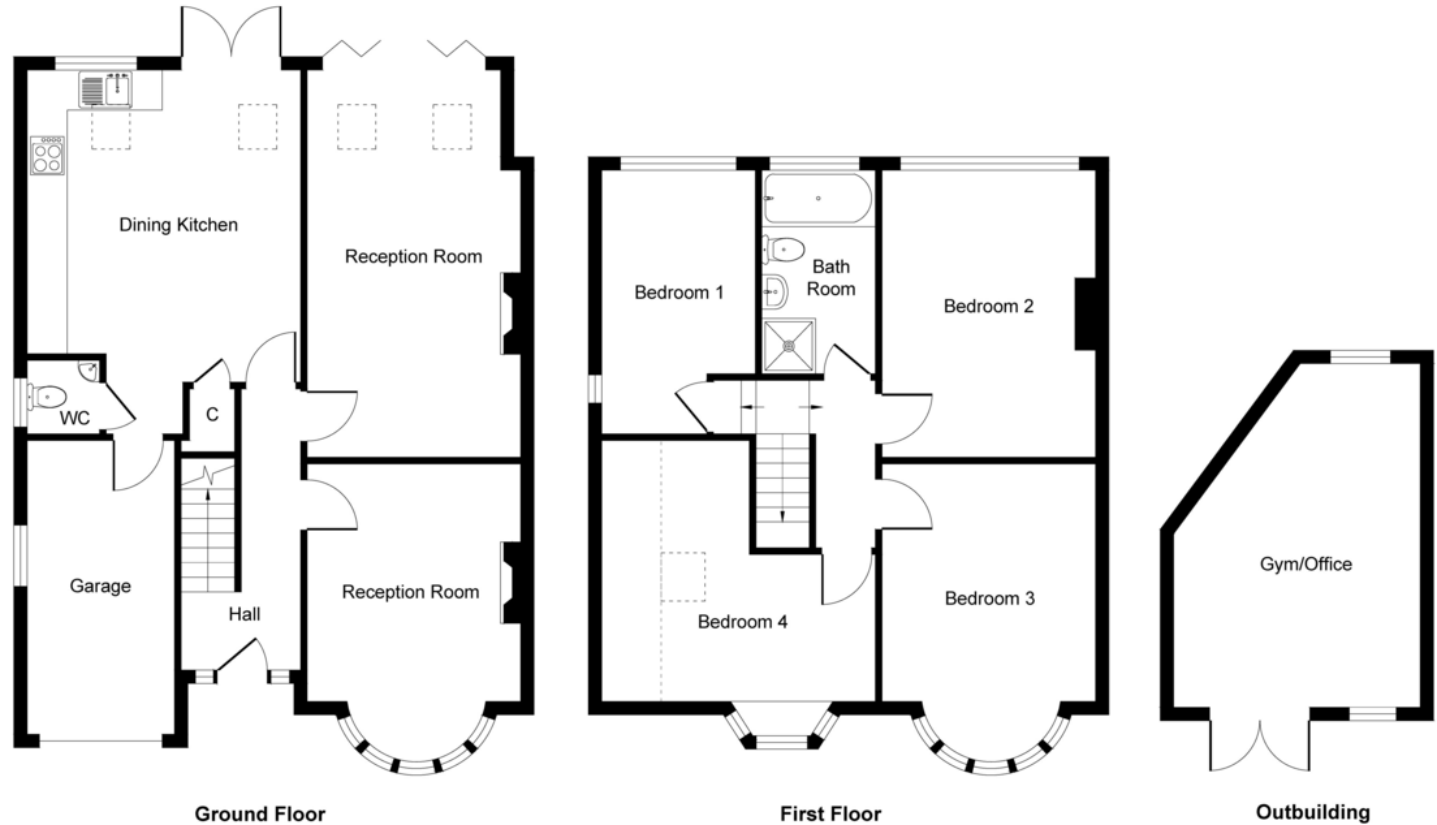
**Asking Price Of £469,000**

**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)

**Ruxton Independent Estate Agents & Valuers LLP**

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B91 3RB  
0121 704 0100



**Approx. Gross Internal Floor Area 1,601 sq. ft. (148.72 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	80 C
39-54	E		
21-38	F		
1-20	G		