



Lugtrout Lane, Solihull

£350,000





#### PROPERTY OVERVIEW

Situated in a semi rural location, close to Solihull town centre, a fantastic opportunity to purchase this three bedroom spacious semi detached offered to the market with no upward chain. The property benefits from gas central heating, double glazing and briefly comprises of: entrance hall, dining room, living room, guest cloakroom, fitted kitchen, music studio, three bedrooms, office/bedroom four, bathroom and off road parking to the front and rear.

#### 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.





#### AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Council Tax band: E

Tenure: Freehold





- CASH BUYERS ONLY
- For Sale By Modern Auction - T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- Semi Rural Location
- No Upward Chain
- Three Bedroom Semi Detached
- Easy Access To Solihull Town Centre
- Off Road Parking To The Front & Rear

#### **ENTRANCE HALL**

11' 10" x 4' 4" (3.61m x 1.32m)

#### **DINING ROOM**

14' 7" x 8' 1" (4.45m x 2.46m)

#### **LIVING ROOM**

20' 6" x 13' 0" (6.25m x 3.96m)

#### **INNER HALL**

5' 7" x 5' 2" (1.70m x 1.57m)

#### **WC**

6' 9" x 2' 3" (2.06m x 0.69m)

#### **KITCHEN**

12' 10" x 9' 5" (3.91m x 2.87m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

15' 10" x 11' 9" (4.83m x 3.58m)

#### **BEDROOM TWO**

12' 0" x 9' 8" (3.66m x 2.95m)

#### **OFFICE/BEDROOM FOUR**

13' 1" x 8' 4" (3.99m x 2.54m)

#### **BATHROOM**

10' 4" x 7' 11" (3.15m x 2.41m)



## **SECOND FLOOR**

### **BEDROOM THREE**

16' 4" x 13' 0" (4.98m x 3.96m)

### **TOTAL SQUARE FOOTAGE**

124 sq.m (1335 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

### **MUSIC ROOM**

15' 2" x 11' 3" (4.62m x 3.43m)

### **GARDEN**

### **OFF ROAD PARKING TO FRONT & REAR**

### **ITEMS INCLUDED IN THE SALE**

TBC

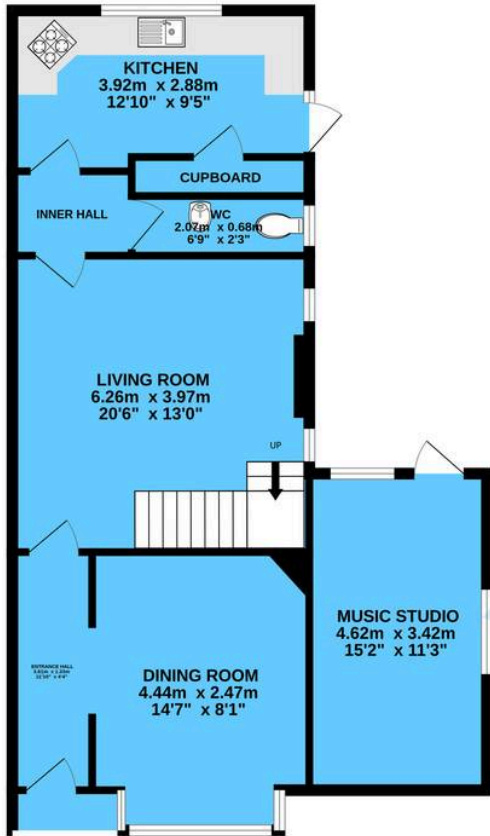
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

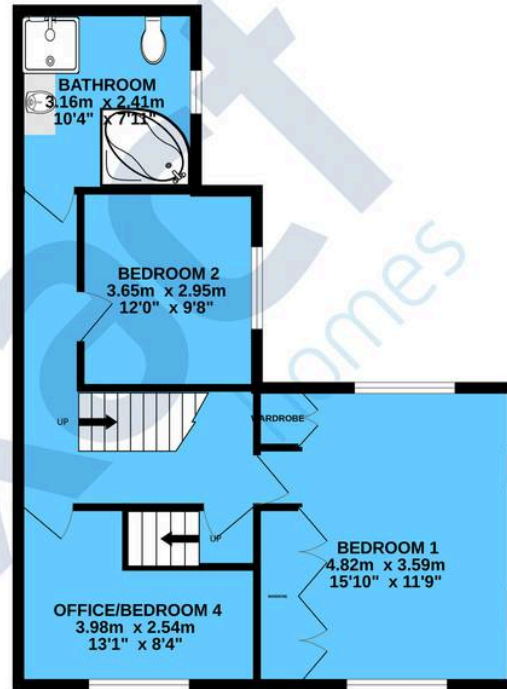
### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

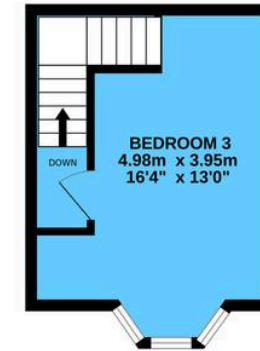
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 124.0 sq.m. (1335 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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# Xact Homes

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