

124 Langley Hall Road

*Solihull, B92 7HD*





## FOUR BEDROOM SEMI-DETACHED RESIDENCE

- IMMACULATE THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS
- SINGLE STOREY EXTENSION
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN
- ADDITIONAL DOWNSTAIRS SHOWER ROOM
- DOWNSTAIRS FOURTH BEDROOM
- THREE FURTHER BEDROOMS
- DRIVEWAY FOR SEVERAL CARS
- GAS CENTRAL HEATING

\*\*\*Must be viewed\*\*\*

A stunning four bedroom extended semi-detached property in a popular location in Solihull. This property is immaculate with high specification fittings throughout and modern internal doors. Benefiting from gas central heating and double glazing. The accommodation briefly comprises of a hallway, lounge, kitchen with door to side entrance, conservatory, two double bedrooms, a good sized third bedroom, family bathroom, downstairs bedroom, downstairs modern shower room, block paved driveway and a good sized rear garden.



#### APPROACH

Block paved driveway for several cars.

#### HALLWAY

Wooden flooring and doors to bedroom four, downstairs shower room, utility and lounge.

#### UTILITY ROOM

Fitted units for storage, hanging rails for coats, space for washing machine and tumble dryer and door to side entrance.

#### LOUNGE

**18' 6" x 13' 0" (5.663m x 3.967m)** With a log burner and wooden shelf above, patio doors to conservatory, modern radiators and wooden flooring.

#### DOWNSTAIRS BEDROOM

**7' 8" x 11' 6" (2.353m x 3.527m)** A bright and airy room with window to front elevation and spotlights.

#### DOWNSTAIRS SHOWER ROOM

Walk in shower enclosure, low level WC, vanity sink with storage cupboards, modern heated towel rail and spotlights.

#### CONSERVATORY

Brick built wall with door to rear garden.

#### KITCHEN

**10' 7" x 15' 8" (3.243m x 4.791m)** A beautiful modern fitted kitchen with wooden flooring, tastefully redesigned

with window to rear elevation, integrated double electric oven, fridge, freezer, dishwasher, electric hob, extractor above, fitted wall and floor units, sink and drainer.

#### LANDING

Large window to side elevation, spacious and bright with an airing cupboard and loft hatch.

#### BEDROOM ONE

**12' 0" x 11' 4" (3.676m x 3.477m)**

Panelling on walls and window to front elevation.

#### BEDROOM TWO

**9' 8" x 11' 10" (2.961m x 3.607m)** A stunning bright room with fitted wardrobes and window to rear elevation.

#### BEDROOM THREE

**8' 3" x 8' 3" (2.539m x 2.534m)** A good sized third bedroom with panelling on wall and window to front elevation.

#### BATHROOM

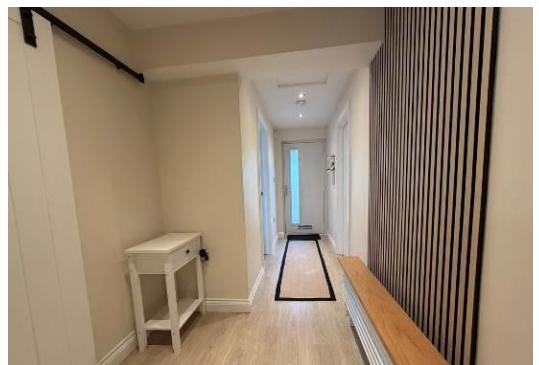
Windows to rear and side elevation. Bath with modern shower over, low level WC, vanity sink and fitted units for storage and spotlights.

#### GARDEN

Mainly laid to lawn with a log storage area.









**Offers Over £400,000**

**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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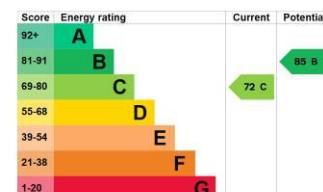


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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