



Langley Hall Road

Solihull, B92 7HB

- Semi Detached Property
- Three Bedrooms
- Re-Fitted Kitchen & Bathroom
- No Upward Chain

£285,000

EPC Rating '63'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



The property stands back from the road behind a tarmac driveway with walled edge and access is gained via an attractive double-glazed entrance door which leads through to



Hall

With light laminate flooring, fitted doormat, frosted double glazed windows to front and side, ceiling downlights, radiator, stairs off to the first floor and door through to

Attractive Living Room

21' 5" x 11' 0" (6.53m x 3.35m) Having a UPVC double glazed window to the front, central heating radiator, UPVC double glazed French doors with side windows to the rear garden, recessed gas living flame fire with a brushed stainless steel finish and doorway through to



Re-Fitted Kitchen

11' 7" x 10' 1" (3.53m x 3.07m) Having re-fitted white fronted base, wall and drawer units with butchers block effect work surfaces, one and a quarter sink drainer unit with mixer tap, integrated dishwasher, built-in electric oven with four ring gas hob and extractor over, UPVC double glazed window and door to the rear garden, laminate flooring, radiator and opening through to

Utility

8' 0" x 5' 7" (2.44m x 1.7m) With a radiator, laminate flooring, butchers block effect roll-top work-surface, plumbing for a washing machine, space for a fridge freezer, door through to the store/garage and door to



Guest WC

Having a re-fitted white WC, wash hand basin, tiled splash back, laminate flooring, ceiling downlights and extractor.

Store/Garage

13' 2" x 8' 4" (4.01m x 2.54m) Having double doors to the front, light and power, trip switch consumer unit, fitted storage and a wall mounted Worcester Bosch central heating boiler.



First Floor Landing

The landing is approached from the stairs leading from the hallway, having ceiling downlights, loft hatch and airing cupboard with hot and cold water tank and shelving.

Bedroom One

11' 0" x 11' 8" (3.35m x 3.56m) Having a UPVC double glazed window to the front and a central heating radiator.



Bedroom Two

10' 4" (Max) x 9' 4" (3.15m x 2.84m) Having a UPVC double glazed window to the rear, central heating radiator and built-in double wardrobe.

Bedroom Three

11' 1" x 8' 4" (3.38m x 2.54m) Having a UPVC double glazed window to the front, central heating radiator and built-in double wardrobe.

Re-Fitted Bathroom

10' 0" x 6' 3" (3.05m x 1.91m) With feature tiled walls, re-fitted white suite comprising WC, pedestal wash hand basin, shower bath with mixer tap and shower head attachment and thermostatic shower over, ceiling downlights, two frosted UPVC double glazed windows to the rear, radiator and wood effect vinyl floor covering.

Garden

Having a feature decked terrace with concealed lighting, shaped lawn with flower and shrubbery borders with panel fencing and conifer hedging to the rear giving privacy to the garden.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor

