



337 Lyndon Road, Solihull, B92 7QS

Offers Around £309,950

A Larger Style Semi Detached House With Extended Ground Floor Accommodation And Driveway Parking
Offered With No Upward Chain

- No Upward Chain
- Enclosed Porch
- Hall
- Guest Cloakroom
- Family Room
- Lounge
- Dining Room
- Kitchen And Utility Area
- Three Bedrooms
- Bathroom

Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style semi-detached house is ideally positioned for local amenities and schooling and Jubilee Park is sited close by.

Local shops are sited on both Richmond Road and Lyndon Road with more comprehensive shopping facilities sited along the A45 Coventry Road and regular local bus services operate along here to the city centre of Birmingham and surrounding areas. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Olton Railway Station is sited at the junction of Richmond Road and Warwick Road offering services to Birmingham and beyond and local bus services also operate along here which will take you to the city centre of Birmingham or Solihull town centre where one will find an abundance of shopping facilities together with a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is set back from the road behind a block paved driveway leading to the accommodation.

Enclosed Porch

UPVC sealed unit double glazed entrance door with matching side windows, laminate flooring, further entrance door to hallway.

Hallway

Stairs to first floor, central heating radiator, laminate flooring, cloaks cupboard with hanging pegs, doors to guest cloakroom, family room, lounge, dining room and kitchen.

Guest Cloakroom

Low flush WC, pedestal wash hand basin.

Family Room 14'9" x 7'2" (4.50m x 2.18m)

UPVC sealed unit double glazed window to front, central heating radiator.

Lounge 17'5" into bay x 10'10" (5.31m into bay x 3.30m)



UPVC sealed unit double glazed bay window to front, central heating radiator, laminate flooring, folding doors to dining room.

Dining Room 12'11" x 11'5" (3.94m x 3.49m)



Fire surround with hearth and living flame effect gas fire, laminate flooring, central heating radiator, UPVC sealed unit double glazed bay window with inset sliding patio doors leading out to rear garden.

Kitchen 12'5" max / 8'1" x 9'2" / 8'10" (3.78m max / 2.46m x 2.79m / 2.69m)



Range of wall, drawer and base units with work surface over, one and a half bowl sink unit with drainer and mixer tap, integrated oven with five ring gas hob and extractor hood over, tiled splashbacks, tiled floor, central heating radiator, UPVC sealed unit double glazed window to rear, door to utility room.

Utility Room 6'5" x 4'5" (1.96m x 1.35m)

Space and plumbing for washing machine, wall mounted gas fired central heating boiler, tiled floor, door to rear garden.

Landing

Obscure UPVC sealed unit double glazed window on the turn, doors to three bedrooms and bathroom.

Bedroom One 13'0" x 8'8" (3.96m x 2.64m)



UPVC sealed unit double glazed bay window to front, fitted wardrobes with bedhead bridging unit, matching drawer unit and bedside tables, central heating radiator.

Bedroom Two 15'4" x 11'7" (4.67m x 3.53m)



UPVC sealed unit double glazed bay window to rear, fitted wardrobe with matching drawer unit, central heating radiator.

Bedroom Three 8'6" x 8'5" (2.59m x 2.57m)

UPVC sealed unit double glazed window to front, central heating radiator, door to small box room.

Box Room 12'11" x 2'9" (3.93m x 0.83m)

Eaves storage.

Bathroom



Panelled bath with shower attachment over, separate shower cubicle with mains shower and pivotal door, wash hand basin with vanity cupboard beneath, low flush WC, tiling to full height, heated towel rail, obscure UPVC sealed unit double glazed window to rear.

Rear Garden

The rear garden is laid mainly to lawn with fenced boundaries.

Floor Plan



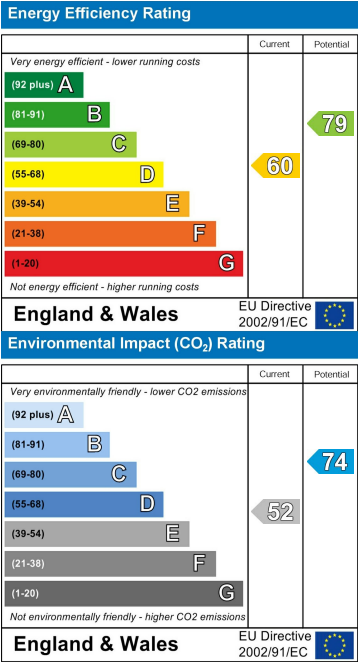
LOCATION
Leaving the town centre of Solihull via the A41 Warwick Road proceed towards Olton, under the railway bridge and at the second set of traffic lights turn right in Richmond Road. Continue straight on at the next two mini roundabouts and at the next traffic island turn right into Lyndon Road. Continue straight on at the next mini roundabout travelling towards the A45 Coventry Road where the property will be found on the left hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING
By appointment only please with the Solihull office on 0121 711 1712

FLOOR PLAN
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.