



191 Damson Lane, Solihull, B92 9LD

Offers Around £329,950

A Spacious Semi Detached House With Stylish And Extended Accommodation
Offered With No Upward Chain And Benefiting From UPVC Double Glazing, Gas Central Heating,
Driveway Parking And Garage

- No Upward Chain
- Enclosed Porch
- Hall
- Downstairs Cloakroom With Shower
- Large Living Room
- Extended Kitchen
- Four Bedrooms
- Bathroom
- Side Garage
- Pleasant Rear Garden

This well presented semi-detached property has been extended to both ground and first floors and now offers spacious family accommodation. Ideally situated for local amenities Damson Lane runs between Yew Tree Lane and Damson Parkway.

Regular bus services operate along Damson Lane to the town centre of Solihull and out towards the A45 Coventry Road. The A45 gives easy access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Local shopping will be found in both Damson Lane and nearby Yew Tree Lane together with a doctors surgery. Further shopping will be found in Solihull town centre which also has 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 and side foregarden leading to the accommodation.

Enclosed Porch

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

Hallway

Stairs to first floor with spindle balustrade, wooden effect flooring, central heating radiator, doors to guest cloakroom with shower, living room and kitchen.

Guest Cloakroom/Shower Room



Low flush WC, pedestal wash hand basin with mono mixer tap, shower cubicle with mains shower and tiled splashbacks.

Living Room 31'4" x 10'10" / 10'0" (9.55m x 3.30m / 3.05m)



UPVC sealed unit double glazed bay window to front, UPVC sealed unit double glazed French doors leading out to rear garden, wall mounted electric fire, two central heating radiators, wooden effect flooring.

Extended Kitchen 15'1" x 8'6" (4.60m x 2.59m)



Range of light grey wall, drawer and base units with work surface over, one and a half bowl sink unit with drainer and extendable hose mixer tap, integrated oven with microwave, hob and extractor hood, integrated dishwasher, integrated fridge and freezer, brick set tiling to splashback areas, tiled floor, central heating radiator, UPVC sealed unit double glazed window to rear, door to side entrance giving access to the rear garden and garage.

Side Garage 15'0" x 6'1" (4.57m x 1.85m)

Metal up and over door to front.

Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'2" into bay x 10'8" (4.01m into bay x 3.25m)



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

Bedroom Two 10'11" x 10'6" (3.33m x 3.20m)



UPVC sealed unit double glazed window to rear, fitted wardrobe with sliding doors housing Ferolli gas fired central heating boiler, central heating radiator.

Bedroom Three 8'8" x 7'10" (2.64m x 2.39m)



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

Bedroom Four 8'9" x 6'0" (2.67m x 1.83m)

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

Bathroom



Bath with shower attachment over, low flush WC, wash hand basin with mono mixer tap and vanity cupboard beneath, tiled splashbacks, tiled floor, ladder style heated towel rail, obscure UPVC sealed unit double glazed window to side.

Rear Garden

The rear garden has a paved patio area, remainder laid mainly to lawn and fenced boundaries.

Floor Plan



LOCATION
Leaving the town centre of Solihull via New Road turn right at the traffic lights onto the A41 Warwick Road at turn left at the next set of traffic lights into Hampton Lane. Proceed straight on at the traffic light junction with Solihull Bypass into Yew Tree Lane, bearing left, a continuation of Yew Tree Lane, take the first turning on the right into Damson Lane, past the shops and straight on at the mini roundabout 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.