



# 20 Langley Rise

Solihull, B92 9DN

Asking Price of £240,000





*AN EXTENDED THREE BEDROOM SEMI DETACHED DORMA  
STYLE BUNGALOW ENJOYING A CUL DE SAC POSITION WITHIN  
A POPULAR LOCATION.*

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.



An extended three bedroom semi detached dorma style bungalow enjoying a cul de sac position within a popular location. The accommodation briefly comprises; enclosed entrance porch, entrance hall, spacious lounge/diner, breakfast kitchen, two bedrooms, modern shower room/wc, second floor, double bedroom, fore garden, driveway, garage and enclosed rear garden which is not directly overlooked.





- Semi Detached Bungalow
- Three Bedrooms
- Spacious Lounge/Diner
- Breakfast Kitchen
- Modern Shower Room/Wc
- Garage & Driveway
- Enclosed Rear Garden

#### **ENCLOSED ENTRANCE PORCH**

#### **ENTRANCE HALL**

**LOUNGE DINER** 18' 8" into recess x 11' 0" (5.69m x 3.35m)

**BREAKFAST KITCHEN** 13' 0" x 8' 9" (3.96m x 2.67m)

**BEDROOM ONE** 11' 9" x 11' 0" (3.58m x 3.35m)

**BEDROOM TWO** 11' 0" x 6' 7" (3.35m x 2.01m)

#### **SHOWER ROOM/ WC**

#### **FIRST FLOOR**

**BEDROOM THREE** 13' 0" max x 12' 1" max 8' 0" min (3.96m x 3.68m)

#### **FOREGARDEN**

#### **DRIVEWAY**

**GARAGE** 17' 10" x 11' 4" max 8' 8" min (5.44m x 3.45m)

#### **ENCLOSED REAR GARDEN**

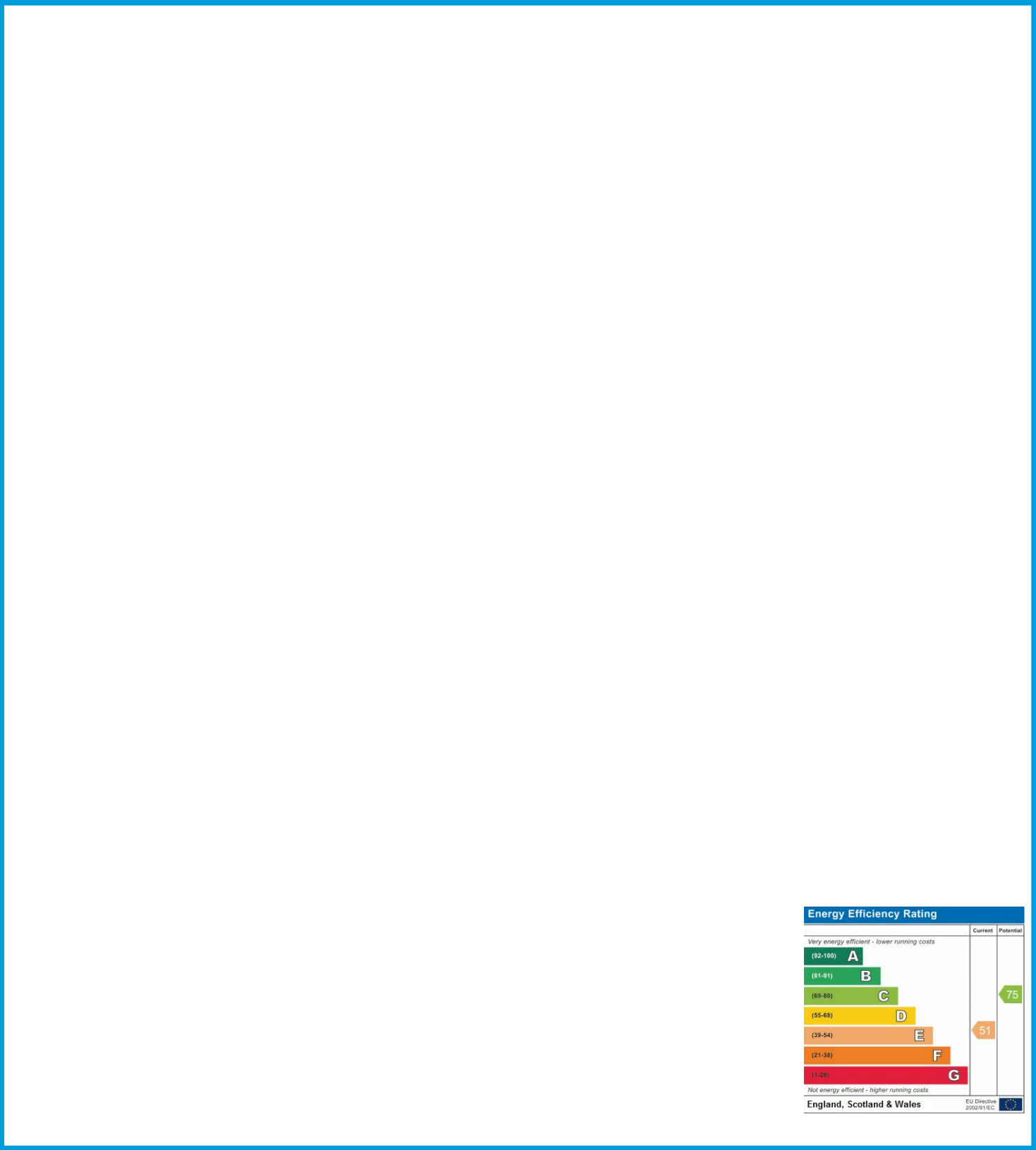
**\*\*\* DRAFT DETAILS \*\*\***

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

#### **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)



**IMPORTANT INFORMATION**

These particulars have been prepared in good faith and are believed to be correct though their accuracy is not guaranteed. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Ruxton has not carried out a detailed survey, nor tested any services, appliances or specific fittings. Purchasers must satisfy themselves by inspection or otherwise. All dimensions, areas and distances are approximate. Room sizes should not be relied upon for carpets and furnishings.