



**162 DAMSON LANE, SOLIHULL, B92 9JU**

**OFFERS AROUND £290,000**

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- EXTENDED KITCHEN
- SIDE GARAGE
- DOUBLE GLAZING
- NO CHAIN
- LIVING ROOM
- DOWNSTAIRS WC
- LOVELY REAR GARDEN
- GAS FIRED CENTRAL HEATING

This neatly presented semi detached house offers no chain and enjoys a private rear garden and driveway parking.

Ideally positioned regular bus services operate along Damson Lane to the town centre of Solihull or out towards the A45 Coventry Road which 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 opposite which is a doctors surgery. Further shopping will be found in the town centre of Solihull 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 driveway with brick set edging and side foregarden leading to the accommodation.

### Enclosed Porch

UPVC double glazed door with side windows and further entrance door with obscure side windows leading to:

### Hallway

Stairs to first floor with spindle balustrade, understairs cupboard, central heating radiator, door to kitchen and door to:

### Living Room

24'0" x 10'11" (7.32m x 3.33m)



UPVC double glazed leaded window to the front, double glazed sliding patio doors to the rear, brick set chimney breast with inset electric fire and tiled hearth, two central heating radiators.

### Extended Kitchen

12'4" x 9'3" (3.78m x 2.84m)



Having a range of pine fronted wall, drawer and base units with work surfaces over, sink unit with double drainer, central heating radiator, UPVC double glazed window to the rear and door to:

### Side Garage and Passageway.

15'1" x 6'9" (4.60m x 2.06m)

Side hung doors to the front, plumbing for a washing machine, door to downstairs toilet with hand wash basin.

### Landing

Obscure UPVC double glazed window on the turn and doors to:

### Bedroom One

10'9" x 10'5" (3.28m x 3.20m)



UPVC double glazed leaded box bay window to the front, fitted wardrobes, central heating radiator.

**Bedroom Two**  
**10'0" x 10'7" (3.05m x 3.23m)**



UPVC double glazed window to the rear, fitted wardrobes, central heating radiator.

**Bedroom Three**  
**7'8" x 5'10" (2.36m x 1.80m)**



UPVC double glazed leaded window to the front, central heating radiator, access to the loft.

**Shower Room**



Refitted white suite comprising corner shower cubicle with

sliding doors and mains shower over, hand wash basin with mono mixer tap and vanity cupboard beneath, low flush toilet, ladder style heated towel rail, being fully tiled, obscure UPVC double glazed window to the rear.

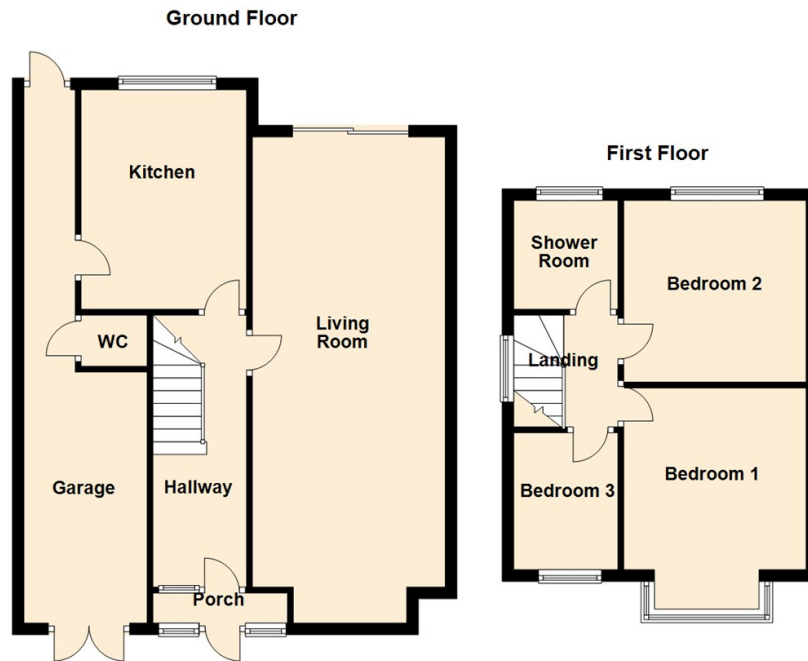
**Rear Garden**



Laid mainly to lawn with paved patio and mature borders and fenced boundaries.

**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.



**LOCATION**

Leaving the town centre of Solihull via New Road turn right at the traffic lights onto the A41 Warwick Road, left at the traffic lights into Hampton Lane, straight on at the traffic light junction with Solihull Bypass into Yew Tree Lane, bearing left, a continuation of Yew Tree Lane, turn right into Damson Lane, past the shops, straight on at the mini roundabout where the property will be found on the right 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.

**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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	