

**AP MORGAN**



**Lammas Close, Solihull, West Midlands**  
Asking Price £365,000

**Features:**

- Popular Area of Solihull
- Spacious Three Bedroom Semi Detached Home
- Off-Road Parking with Tandem Garage
- Great Condition Throughout
- Extended to the Full Width of the Rear
- Solihull School's Catchment
- Close to Solihull Shopping Centre & Local Amenities
- Excellent Transport Links

**Description:**

\*Guide Price of £365,000 - £380,000\*

Situated in a popular location (within the Solihull schools catchment area), is this thoroughly extended three-bedroom semi-detached home. Offering spacious living accommodation and modern amenities, this property is perfect for families seeking a comfortable and convenient lifestyle.

The property is approached via a private drive, leading to a tandem garage, providing ample parking and storage space.

Stepping inside, the interior briefly comprises a welcoming porch and hallway, leading to a spacious lounge, a fully extended separate dining area, and a fantastic refitted kitchen with integrated appliances. A convenient utility area adds practicality to the ground floor layout.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, offering ample space for a growing family.

Moving outside, the property enjoys a landscaped rear garden, providing a private and tranquil outdoor space

This property has a central location and is close to local shops, retail parks, and amenities. It is also conveniently placed to access great transport links and is close to Birmingham Airport, International Train Station, and the NEC. In great condition, this extended three-bedroom semi-detached property is ready to move in and enjoy!



**Details:**

**Porch** 8'11" x 2'7" (2.72m x 0.79m)

**Hallway**

**Kitchen** 18'3" x 10'9" (5.56m x 3.28m) Kitchen Area

**Dining Area** 15'1" x 9'5" (4.6m x 2.87m)

**Play Area** 10' x 6'9" (3.05m x 2.06m)

**Lounge** 16'3" x 10' (4.95m x 3.05m)

**Utility Room** 10'11" x 9'1" (3.33m x 2.77m) Both Max

**Landing**

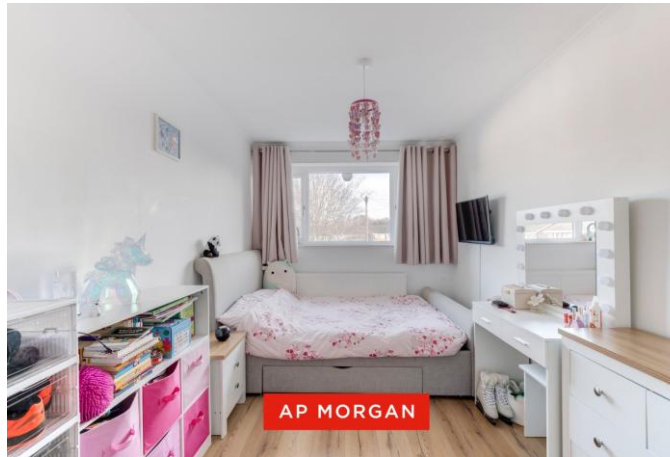
**Bedroom 1** 13'8" x 10' (4.17m x 3.05m)

**Bedroom 2** 13'11" x 10' (4.24m x 3.05m) Both Max

**Bedroom 3** 10'10" x 8'5" (3.3m x 2.57m) Both Max

**Bathroom** 12'2" x 6'4" (3.7m x 1.93m) Both Max

**Garage** 13' x 7'3" (3.96m x 2.2m) Both Max



**EPC Rating:** D

**Council Tax Band:** D (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.

## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly.

The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

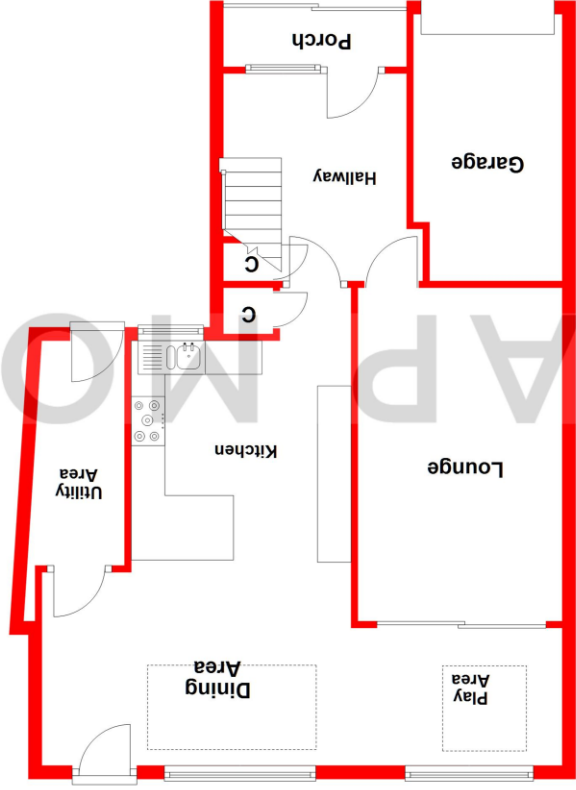
### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

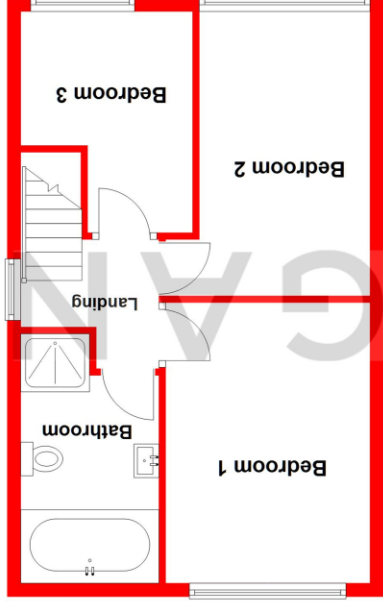
### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 82.0 sq. metres (882.6 sq. feet)



First Floor  
Approx. 43.8 sq. metres (471.3 sq. feet)



Total area: approx. 125.8 sq. metres (1353.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using Planlup.

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