

AP MORGAN



Lyndon Road, Solihull, West Midlands
Asking Price £450,000

Features:

- Well Presented Detached Residence
- Three good Sized Bedrooms
- Eaves Box Room/Dressing Room
- Two Reception Rooms
- Large Conservatory
- Down Stairs WC
- Off Road Parking For Multiple Cars
- Close to Shops & Local Amenities

Description:

Situated in a popular location is this well-presented three-bedroom detached home with a spacious conservatory to the rear, offering a perfect blend of comfortable living and convenient amenities. This property is ideal for families looking for a spacious and well-maintained residence.

The property is approached via a private driveway, providing ample off-road parking and access to the garage.

Stepping inside, the interior briefly comprises a welcoming porch and hall, leading to a bright and airy living room, a separate dining room perfect for entertaining, and a modern kitchen/diner. A convenient utility room and a WC are also located on the ground floor, along with a pantry and storage space.

Upstairs, the property features three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes, a second bedroom, and a third bedroom. Additionally, there is an eaves room/dressing room off bedroom three. A family bathroom serves the bedrooms.

Moving outside, the property enjoys a well-maintained rear garden with the added benefit of a patio area, perfect for outdoor dining and relaxing.

The property is close to local shops and amenities, and is also conveniently placed to easily access transport links, making it an ideal location for commuters.

In great condition, this three-bedroom detached property offers a fantastic opportunity to acquire a spacious family home in a desirable location.



Details:

Porch

Hall

Dining Room 16'5" x 10'10" (5m x 3.3m) Both Max

Living Room 15'9" x 11'7" (4.8m x 3.53m) Both Max

Kitchen 10' x 7'11" (3.05m x 2.41m)

Utility Room 16'8" x 9' (5.08m x 2.74m) Both Max

Downstairs WC

Conservatory 19' x 15'2" (5.8m x 4.62m) Both Max

Lean To

Landing

Bedroom 1 16'2" x 3.35 (4.93m x 3.35) Both Max

Bedroom 2 15'4" x 11' (4.67m x 3.35m) Both Max

Bedroom 3 8'6" x 8'6" (2.6m x 2.6m)

Eaves Room/Dressing Room 12'8" x 6'7" (3.86m x 2m) Both Max

Bathroom 9'5" x 7'9" (2.87m x 2.36m)

Garage 15'11" x 7'7" (4.85m x 2.3m)

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.



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Property to sell?

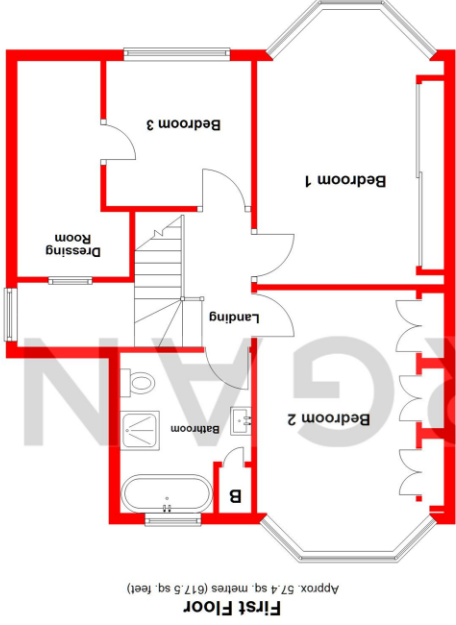
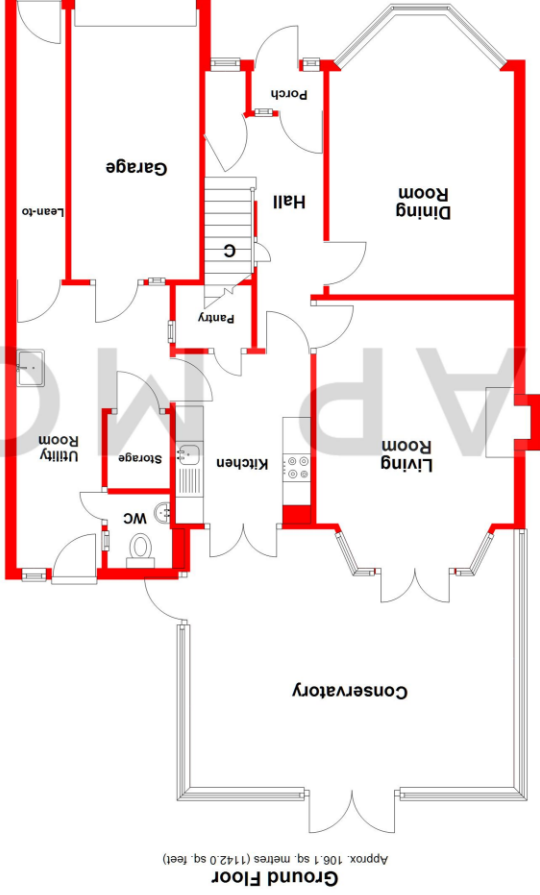
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Total area: approx. 163.5 sq. metres (1759.5 sq. feet)

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 PlanUp.

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