

AP MORGAN



Lyndon Road, Solihull, West Midlands
Offers Over £435,000

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.

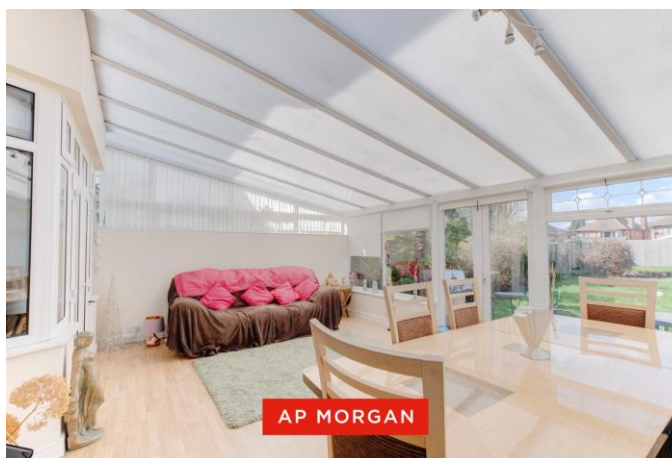
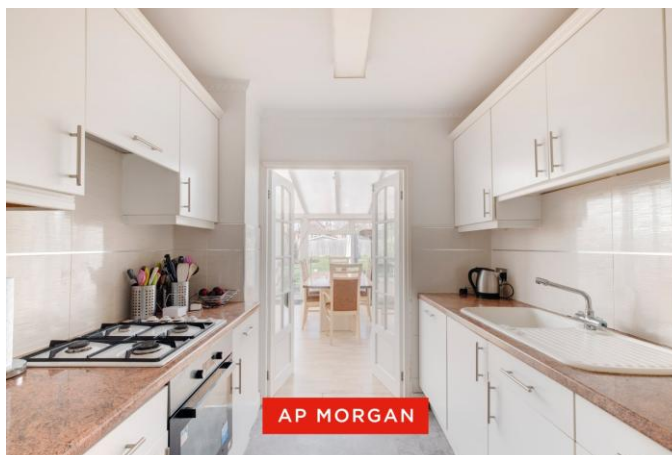
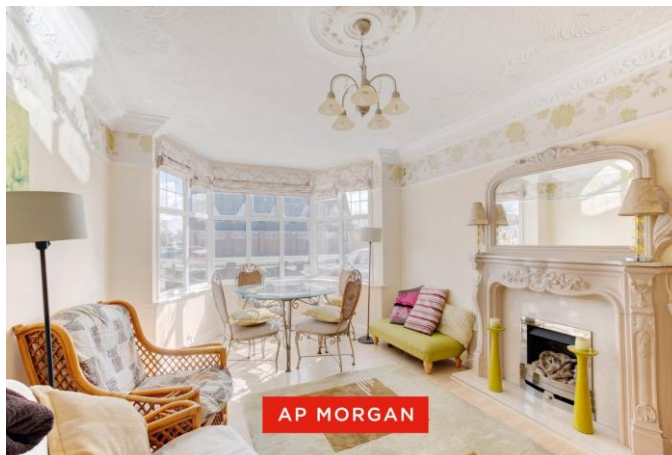
The property is approached via a private driveway, providing ample off-road parking and access to the garage.

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

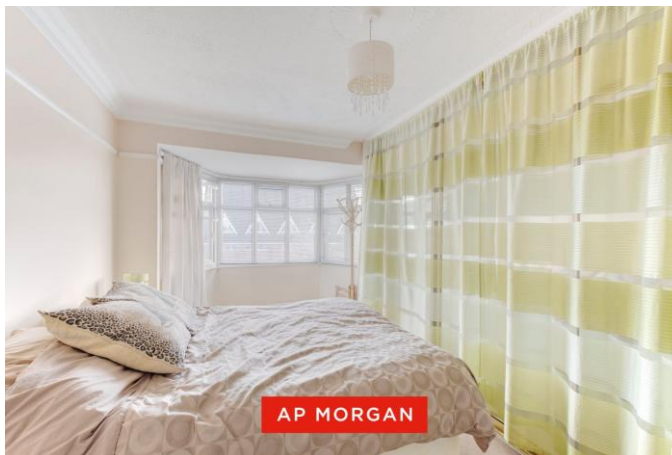
Bathroom 9'5" x 7'9" (2.87m x 2.36m)

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).



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

Property to sell?

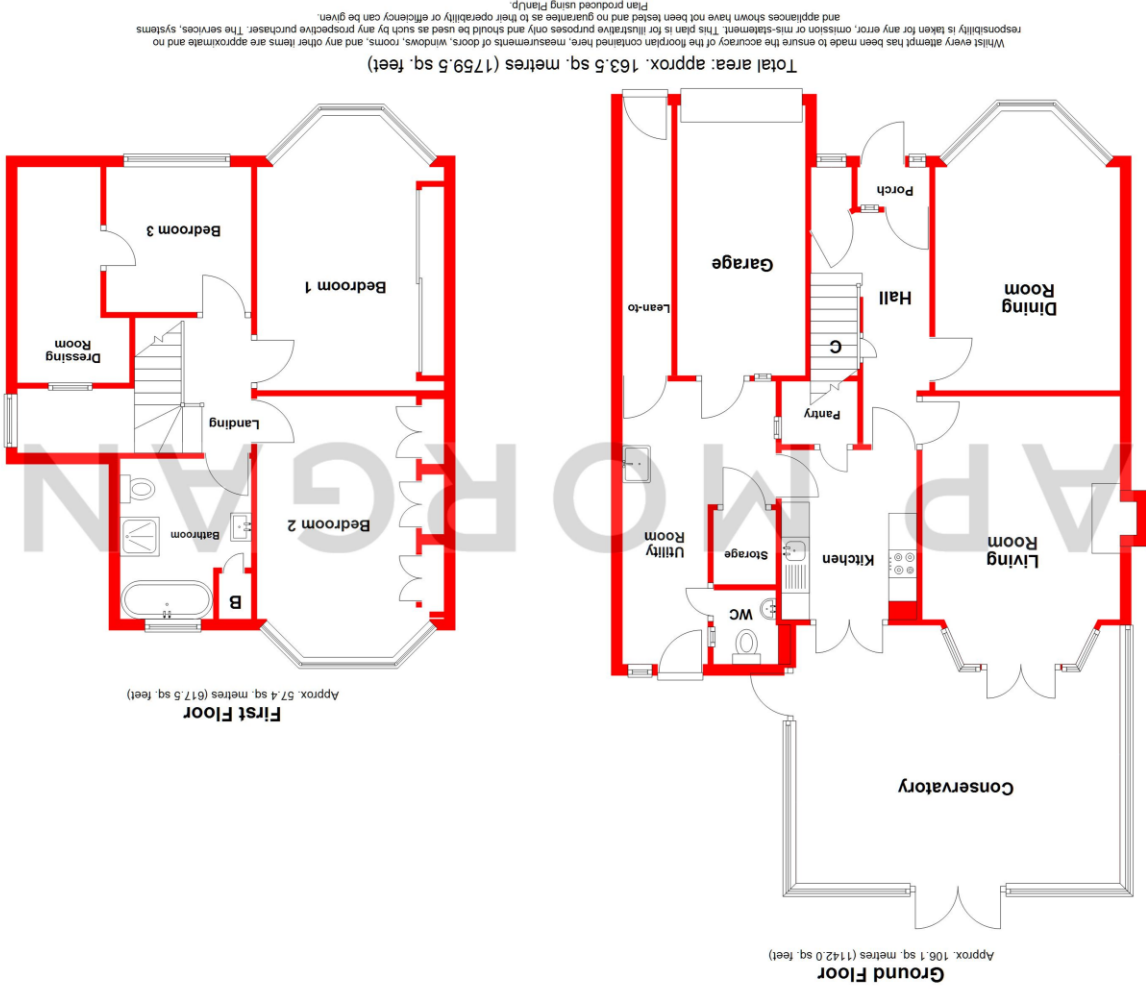
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



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Plan produced using PlanUp.

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