

AP MORGAN



Lyndon Road, Solihull
Asking Price £325,000

Features:

- Well Presented Semi-Detached Residence
- Three Good Sized Bedrooms
- Spacious Through Lounge
- Fully Fitted Kitchen/Diner
- Ground Floor WC
- Off Road Parking for Multiple Cars
- Close to Shops & Local Amenities
- Solihull Schools Catchment

Description:

This well-presented, three-bedroom extended semi-detached property is situated in a sought-after location and features a spacious through lounge. The property is approached by a generous private driveway, offering ample parking for multiple vehicles.

Upon entering, the interior briefly comprises a welcoming hall leading to a spacious through lounge that seamlessly combines living and dining areas. The ground floor also includes a well-equipped kitchen and a convenient WC.

Ascend to the first floor to find three well-proportioned bedrooms. Bedroom one and Bedroom two are generous doubles, while Bedroom three offers a comfortable space ideal for a child's room or a home office. A modern family bathroom, complete with a bath, WC, and wash basin, serves the first-floor accommodation.

Moving outside, the property benefits from a large, well-maintained, and landscaped rear garden, providing a private oasis for relaxation and outdoor entertaining. A substantial double garage, currently converted into a home bar, offers versatile space for storage or further development.

The property's location is ideal, with close proximity to a variety of eateries, shops, and local amenities. It is also conveniently placed for easy access to transport links, making commuting a breeze.



Details:

Porch

Lounge/Dining Room 23'9" x 10' (7.24m x 3.05m) Both Max

Kitchen 16'5" x 15'3" (5m x 4.65m) Both Max

Downstairs WC

Landing

Bedroom 1 12'9" x 10'9" (3.89m x 3.28m) Both Max

Bedroom 2 12'6" x 10'5" (3.8m x 3.18m) Both Max

Bedroom 3 7'11" x 5'4" (2.41m x 1.63m) Both Max

Bathroom 7'1" x 5'1" (2.16m x 1.55m)



EPC Rating: D

Council Tax Band: C (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

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?

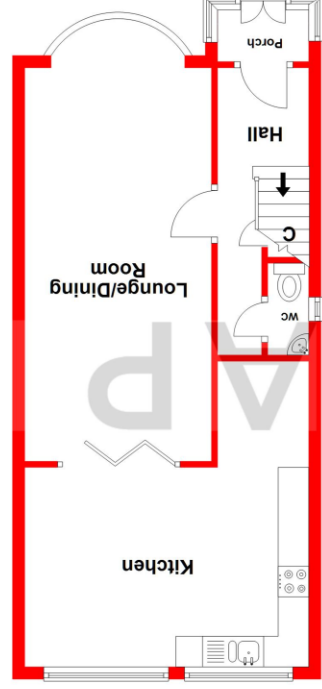
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.

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Ground Floor
Approx. 73.0 sq. metres (786.3 sq. feet)
(excluding Porch)



Total area: approx. 106.9 sq. metres (1150.4 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 Planip.

First Floor
Approx. 33.8 sq. metres (364.1 sq. feet)

