

AP MORGAN



Lyndon Road, Solihull
Asking Price £425,000

Features:

- Well-Presented Semi-Detached Residence
- Four Good Sized Bedrooms
- Two Spacious Reception Rooms
- Bright Conservatory with Utility Room
- Downstairs WC
- Off Road Parking for Multiple Cars
- Close to Shops & Local Amenities
- Solihull Schools Catchment

Description:

Situated in a popular location is this well-presented four-bedroom semi-detached home with a spacious utility/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 while also the ability to add your own personal touch.

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 reception 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 four well-proportioned bedrooms, all served by the family bathroom.

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. There are also good Solihull schools within the catchment.

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



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Details:

Porch 6' x 4'6" (1.83m x 1.37m)

Hall

Living Room 16'4" x 10'11" (4.98m x 3.33m) Both Max

Reception Room 2 18'6" x 11'7" (5.64m x 3.53m)

Kitchen/Diner 15'6" x 8'3" (4.72m x 2.51m)

Utility Room 14'7" x 6'4" (4.45m x 1.93m) Both Max

WC 4'10" x 3'7" (1.47m x 1.1m)

Conservatory 9' x 6'7" (2.74m x 2m)

Landing

Bedroom 1 16'4" x 10'11" (4.98m x 3.33m) Both Max

Bedroom 2 15'5" x 11'7" (4.7m x 3.53m) Both Max

Bedroom 3 16'1" x 10'6" (4.9m x 3.2m) Both Max

Bedroom 4 9'8" x 8'5" (2.95m x 2.57m)

Bathroom 9'9" x 8'3" (2.97m x 2.51m)



EPC Rating: To be confirmed

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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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

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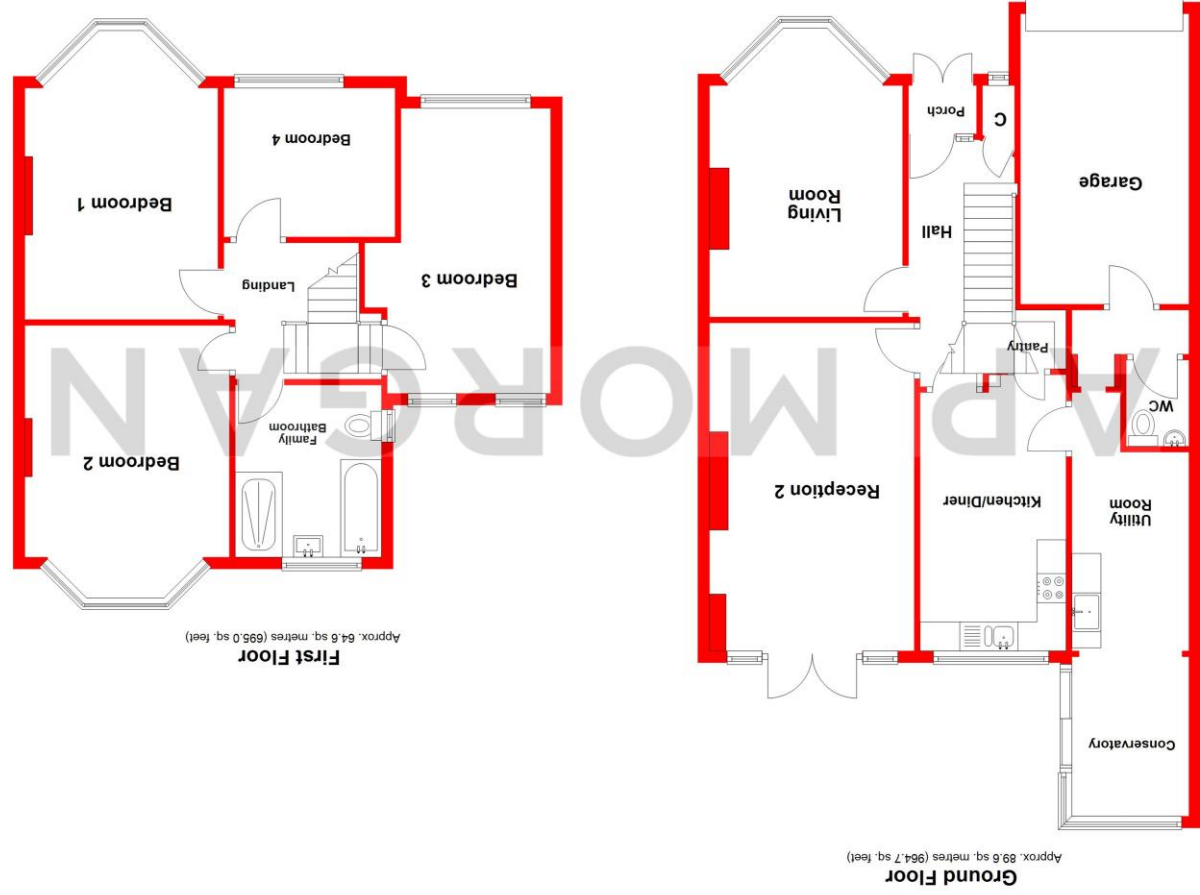
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Plan produced using Planip.

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