



Solihull Lane, Birmingham

Guide Price £300,000

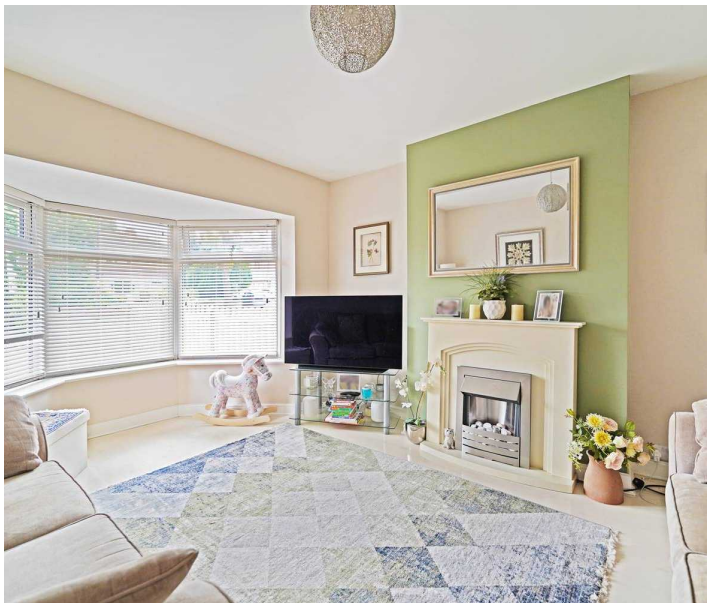




PROPERTY OVERVIEW

Presenting this delightful three-bedroom semi-detached property, ideal for first-time buyers seeking a spacious family home. The property has been thoughtfully extended, offering an abundance of living space. Upon entering, you are greeted by an inviting hallway with ample storage and a convenient guest cloakroom. The heart of the home boasts an open plan kitchen and dining area, featuring a central breakfast island and flooded with natural light. The kitchen is complemented by a practical utility room for white goods. Additionally, a generously sized living room with a bay window provides the perfect space for relaxation.

Moving to the first floor, you will find two spacious double bedrooms with fitted wardrobes, alongside a versatile single bedroom suitable for a home office or nursery. A family bathroom serves all bedrooms. Outside, a large rear garden and a driveway at the front, offering parking for multiple vehicles, complete this charming property.





PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Previously Extended
- Ideal For First-Time Buyers
- Open Plan Kitchen / Dining Area
- Spacious Living Room
- Two Double Bedrooms With Fitted Wardrobes
- Large Rear Garden
- Off Road Parking For Multiple Vehicles



HALLWAY

WC

6' 0" x 3' 5" (1.84m x 1.05m)

LIVING ROOM

12' 2" x 11' 7" (3.70m x 3.52m)

KITCHEN / DINING AREA

21' 9" x 12' 0" (6.63m x 3.67m)

UTILITY ROOM

6' 0" x 5' 3" (1.84m x 1.59m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 8' 7" (3.71m x 2.61m)

BEDROOM TWO

12' 3" x 9' 7" (3.74m x 2.91m)

BEDROOM THREE

8' 1" x 6' 9" (2.47m x 2.06m)

BATHROOM

8' 11" x 6' 0" (2.71m x 1.82m)

TOTAL SQUARE FOOTAGE

Total floor area: 95.0 sq.m. = 1023 sq.ft. approx.

OUTSIDE THE PROPERTY

A LARGE REAR GARDEN



**ITEMS INCLUDED IN SALE**

Cata integrated oven, Cata integrated hob, Zanussi fridge freezer, Zanussi dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms and a garden shed.

ADDITIONAL INFORMATION

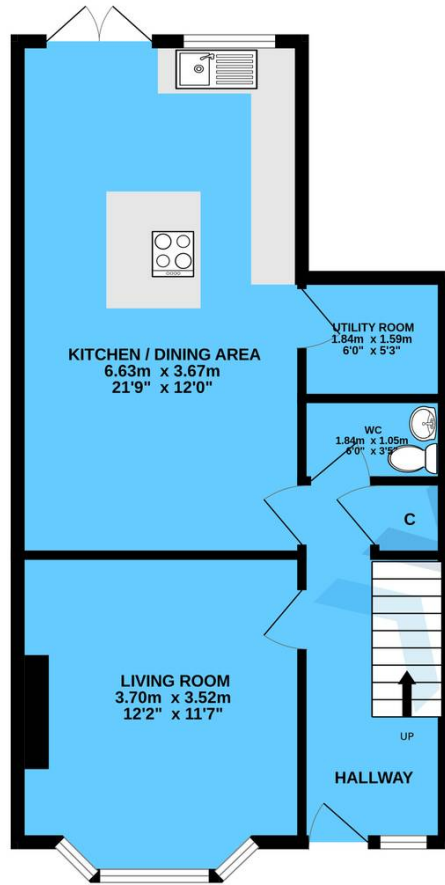
Services - mains gas and electricity.

MONEY LAUNDERING REGULATIONS

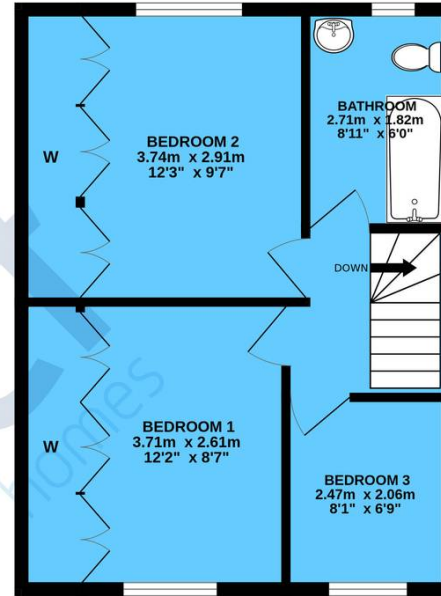
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.0 sq.m. (1023 sq.ft.) approx.

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.
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