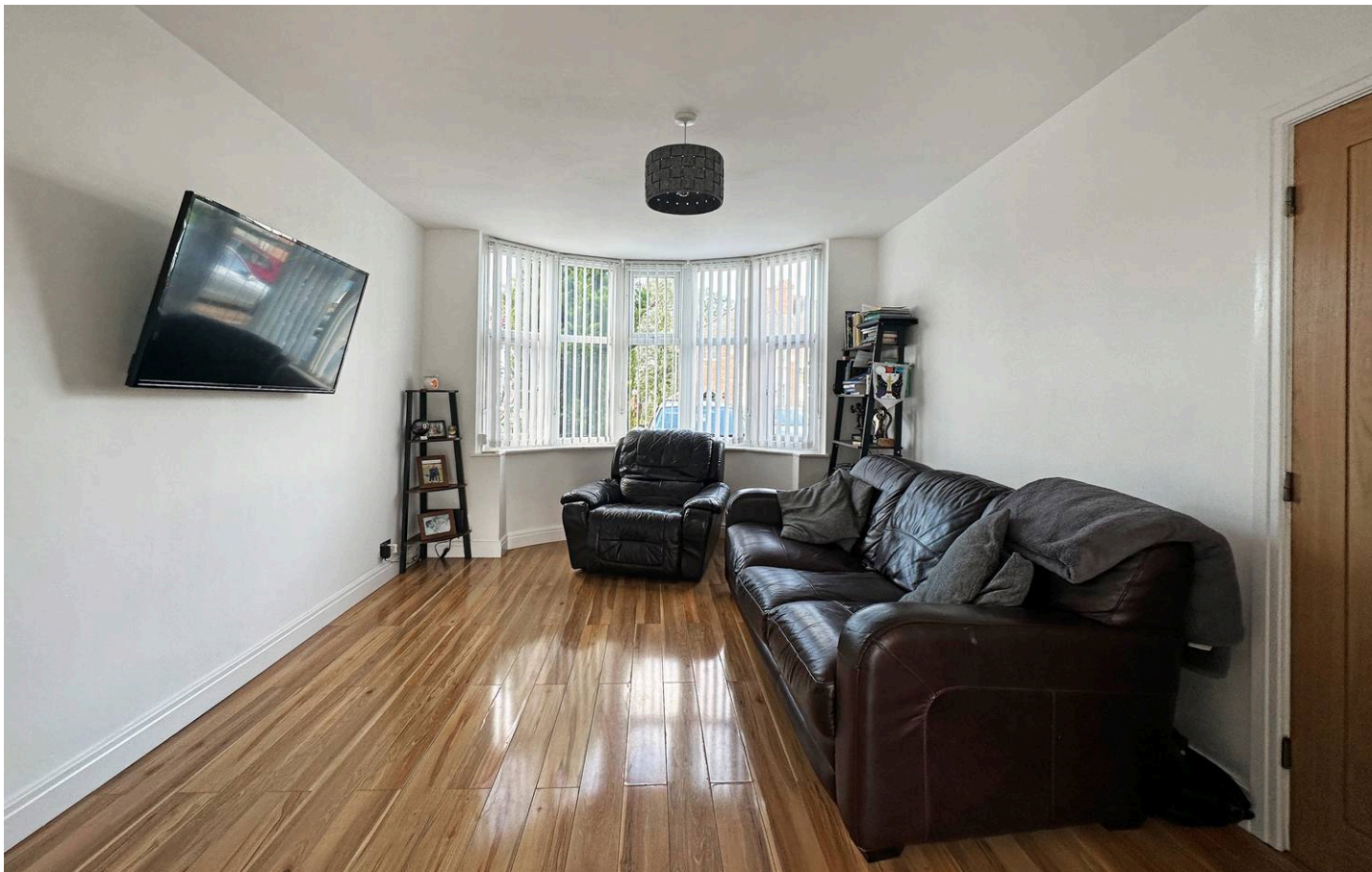




Lighthorne Road, Solihull

Guide Price £350,000





## PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location within easy walking distance to Solihull Town Centre, a fantastic opportunity to purchase this three bedroom traditional semi-detached which is being modernised throughout. The property benefits from gas central heating, double glazing and has the added attraction of South facing garden. This property would be ideal for a first time purchaser and briefly comprises of: entrance hall, living room, kitchen/diner, three bedrooms, modern bathroom, South facing garden and off road parking to the front. Within the last eighteen months the current owner has added a dropped pavement to the front of the property and updated the driveway and roof. Early viewing essential.



- Quiet Cul-De-Sac Location
- Ideal For A First Time Purchaser
- NO UPWARD CHAIN
- Modernised Throughout
- Living Room
- South Facing Garden



## PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

## ENTRANCE HALL

12' 11" x 5' 11" (3.94m x 1.81m)

## KITCHEN/DINING ROOM

16' 8" x 11' 11" (5.08m x 3.63m)

## LIVING ROOM

14' 8" x 10' 4" (4.48m x 3.16m)

## FIRST FLOOR

### BEDROOM ONE

14' 8" x 10' 6" (4.47m x 3.20m)

### BEDROOM TWO

12' 1" x 10' 6" (3.68m x 3.20m)

### BEDROOM THREE

8' 6" x 6' 0" (2.58m x 1.82m)

### BATHROOM

8' 2" x 5' 10" (2.49m x 1.78m)



**TOTAL SQUARE FOOTAGE**

80.1 sq.mt (862 sq.ft) approx.

**OUTSIDE THE PROPERTY****SOUTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, integrated fridge freezer, dishwasher, washing machine, all carpets, all blinds, all light fittings and underfloor heating in kitchen and bathroom.

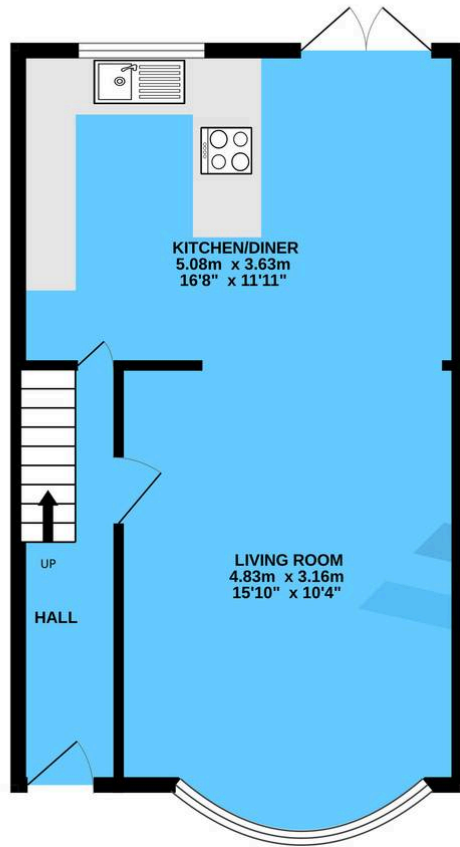
**ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers.

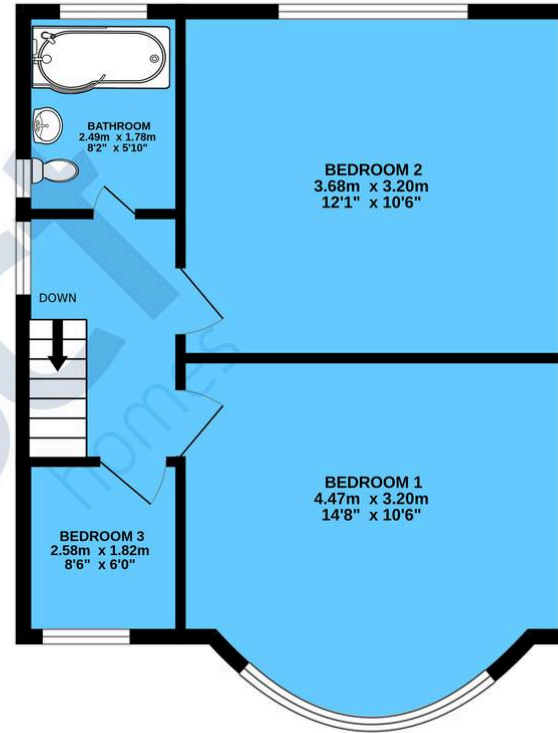
**INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 80.1 sq.m. (862 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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