



Damson Lane, Solihull

Offers Over £300,000







## PROPERTY OVERVIEW

Presenting this charming three-bedroom semi-detached family home located in a prime position just moments away from all local amenities. Offered to the market with the benefit of no upward chain and in need of modernisation throughout, this property presents a fantastic opportunity for first-time buyers or investors alike. Boasting an abundance of natural light, the interior features a spacious living room, an open-plan kitchen/diner, and the potential for extension, subject to obtaining the necessary planning permissions. Upstairs, the property offers two double bedrooms, a single bedroom, and a family bathroom for added convenience. Externally, a delightful rear garden provides the perfect space for outdoor enjoyment. Furthermore, a driveway to the side of the property offers off-road parking for multiple vehicles or additional storage. Don't miss out on the chance to transform this property into your dream home in an enviable location.

- Offered To The Market With No Upward Chain
- Three Bedroom Semi-Detached Property
- Great Location In The Heart Of Solihull
- Short Distance To All Local Schools & Amenities
- Spacious Living Room
- Kitchen/Diner
- Three Bedrooms & Family Bathroom
- Scope For Extension Subject To Planning Permission
- Lawn Rear 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: C

Tenure: Freehold

#### PORCH

#### HALL

#### LIVING ROOM

13' 0" x 12' 4" (3.96m x 3.76m)

#### KITCHEN/DINER

11' 10" x 10' 1" (3.61m x 3.07m)

#### UTILITY & WC

9' 3" x 5' 11" (2.82m x 1.80m)

#### FIRST FLOOR

#### BEDROOM ONE

10' 10" x 10' 2" (3.30m x 3.10m)

#### BEDROOM TWO

11' 10" x 8' 11" (3.61m x 2.72m)

#### BEDROOM THREE

8' 6" x 7' 1" (2.59m x 2.16m)

#### BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)





**TOTAL SQUARE FOOTAGE**

74.0 sq.m (797 sq.ft) approx.

**OUTSIDE THE PROPERTY****DELIGHTFUL REAR GARDEN****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

All carpets, curtains, blinds and light fittings.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

**INFORMATION FOR POTENTIAL BUYERS**

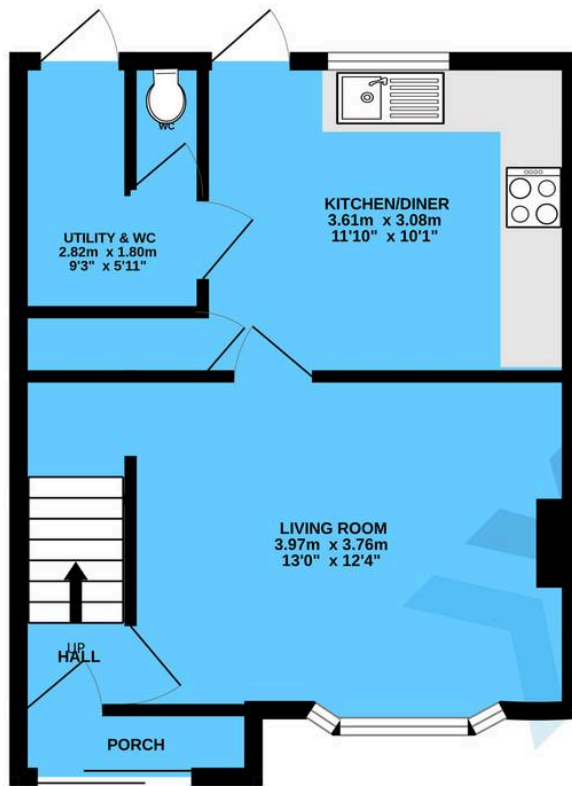
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



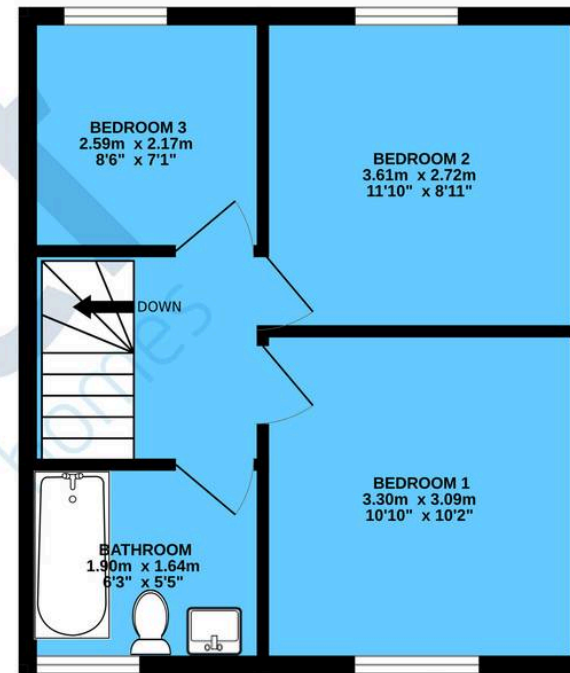




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 74.0 sq.m. (797 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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