



Damson Lane, Solihull

Guide Price £425,000





PROPERTY OVERVIEW

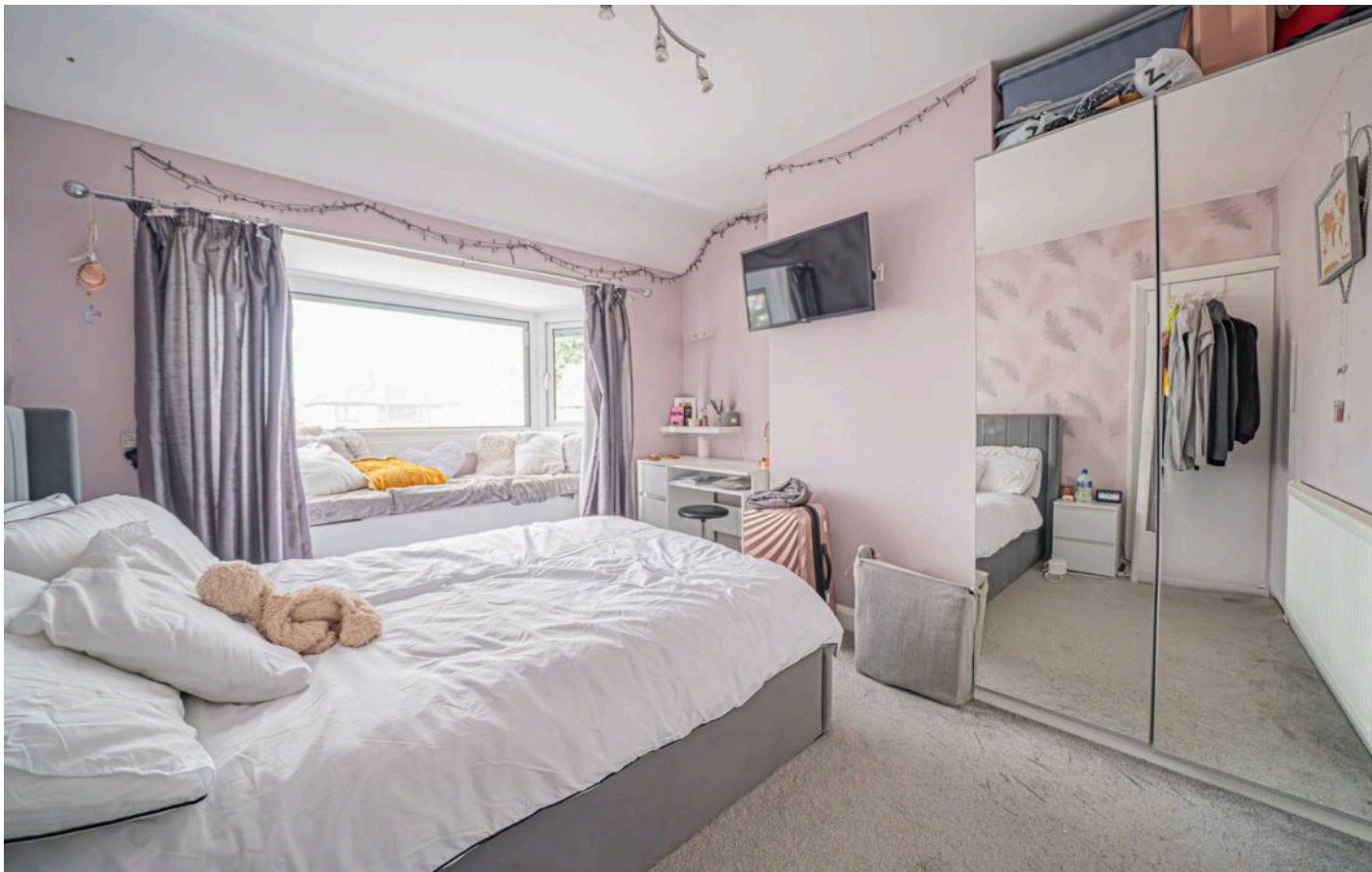
Nestled on a sought-after road in Solihull, this charming three-bedroom semi-detached family home is a true gem.

Stepping through the front door, you are welcomed by a bright hallway that leads you to the heart of the home - an open plan kitchen/dining room. This space boasts views of the rear garden, an abundance of natural light, and seamlessly connects to a delightful family room, perfect for every-day living and entertaining.

The property further offers a large living room, ideal for relaxing and unwinding after a long day. For those working remotely, a practical utility/home office provides an efficient workspace within the comfort of your own home. A guest cloakroom adds convenience for visitors and residents alike.



Ascending the staircase, you will find three generously sized double bedrooms. The principal bedroom is a serene retreat, complete with a large ensuite shower room and overlooking the rear garden, making it a peaceful sanctuary. The remaining bedrooms are serviced by a well-appointed family bathroom, offering convenience and comfort for all occupants.



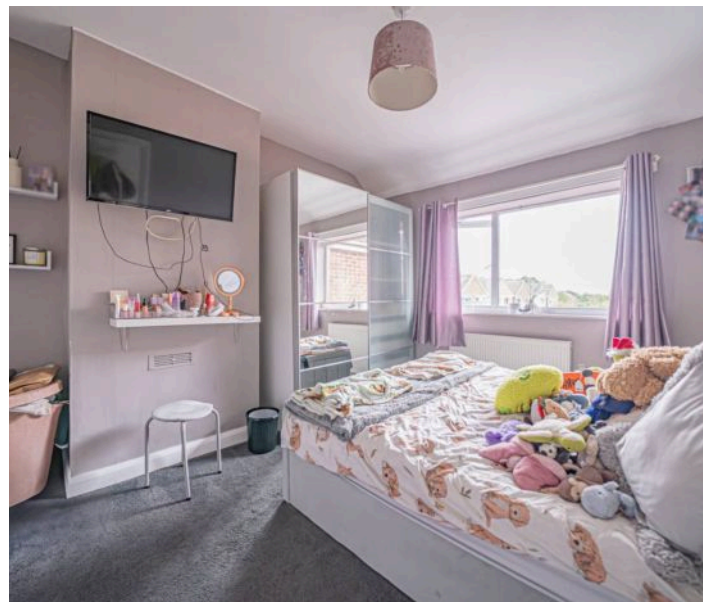
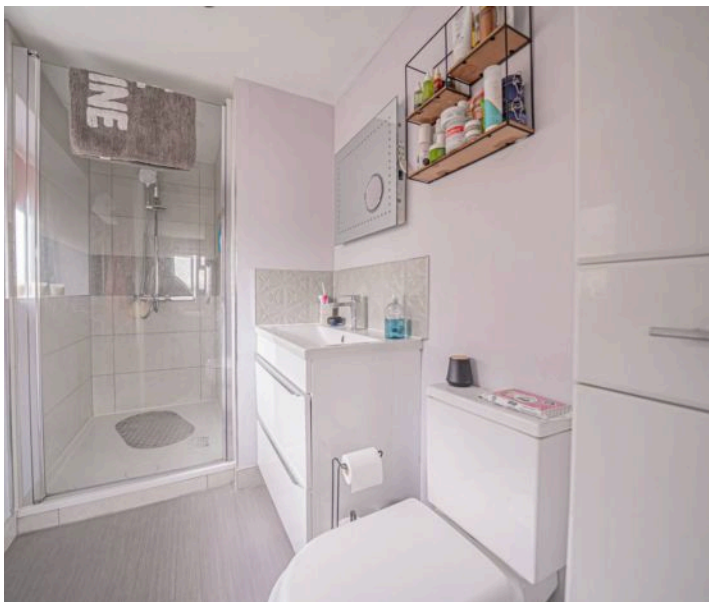
Outside, the property boasts a well-maintained rear garden, providing a tranquil outdoor space for relaxation and al fresco dining. A large patio seating area offers the perfect spot for enjoying sunny days and warm evenings. Additionally, a driveway provides parking space for multiple vehicles, ensuring convenience for you and your guests.

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



- Three Bedroom Semi-Detached Family Home
- Set On A Sought After Road In Solihull
- Short Distance To Local Schools & Amenities
- Open Plan Kitchen / Dining Room With Adjacent Family Room
- Abundance Of Natural Light
- Utility / Home Office
- Three Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 6" x 10' 11" (5.03m x 3.34m)

KITCHEN / DINING ROOM

24' 4" x 15' 4" (7.42m x 4.67m)

FAMILY ROOM

11' 11" x 8' 0" (3.64m x 2.43m)

UTILITY / HOME OFFICE

13' 1" x 6' 6" (4.00m x 1.98m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 11" x 10' 4" (3.63m x 3.16m)

ENSUITE

4' 9" x 4' 7" (1.44m x 1.40m)

BEDROOM TWO

13' 2" x 10' 6" (4.01m x 3.21m)

BEDROOM THREE

11' 0" x 10' 7" (3.35m x 3.23m)

BATHROOM

7' 9" x 5' 10" (2.37m x 1.79m)

TOTAL SQUARE FOOTAGE

101.1 sq.m (1088 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in all three bedrooms and garden shed.

ADDITIONAL INFORMATION

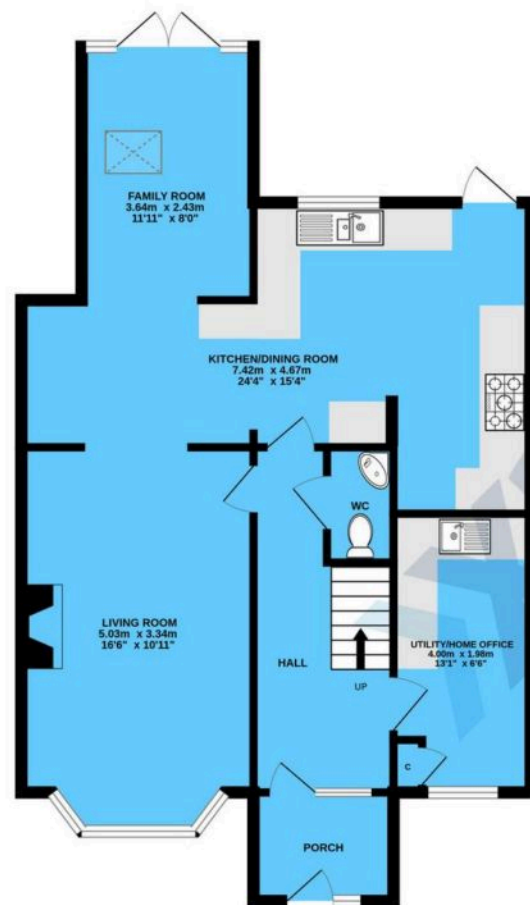
Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises). Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

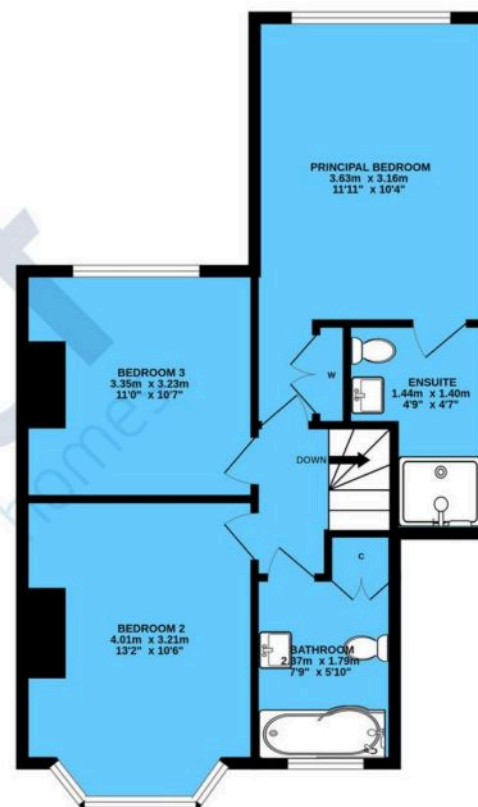
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 101.1 sq.m. (1088 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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