



Lugtrout Lane, Catherine-de-Barnes

Guide Price £340,000





PROPERTY OVERVIEW

This delightful mid-terrace home offers beautifully presented accommodation throughout and is set on a quiet, semi-rural road close to all local amenities. The property is offered with no upward chain, making it an ideal purchase for first-time buyers, downsizers, or investors seeking a straightforward transaction. An abundance of natural light flows through each room, enhancing the welcoming atmosphere. The entrance porch leads directly into a cosy living room featuring a charming bay window that creates a perfect spot for relaxation. Beyond, the spacious open plan breakfast kitchen provides a versatile space for both entertaining and every-day family life, with ample storage solutions to keep the home clutter-free. Completing the ground floor is a well-appointed family bathroom. Upstairs, you will find two generously sized double bedrooms, each offering plenty of space for furniture and personal touches, as well as a second family bathroom for added convenience. The property further benefits from a well maintained rear garden with large patio seating area and a driveway to the front, providing valuable off-road parking (a rare advantage in this location).





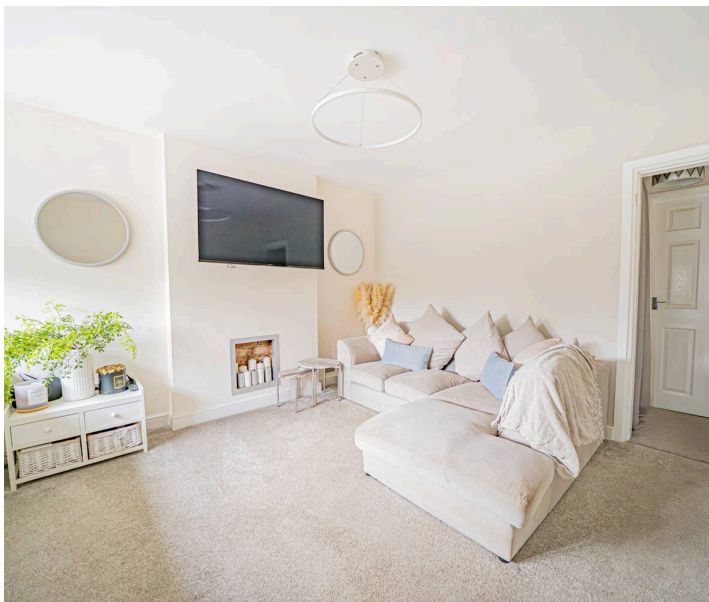
Immaculately maintained and thoughtfully laid out, this home is ready to move into and enjoy from day one. Its combination of peaceful surroundings, practical layout, and high-quality finishes ensures it would suit a wide range of buyers looking for a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

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



- Delightful Two Bedroom Mid-Terrace Home
- NO UPWARD CHAIN
- Set On A Quiet Semi-Rural Road
- Abundance Of Natural Light Throughout
- Spacious Open Plan Breakfast Kitchen
- Cozy Living Room & Two Bathrooms
- Two Generously Sized Double Bedrooms
- Well Maintained Rear Garden
- Early Viewing Essential



PORCH

LIVING ROOM

11' 2" x 14' 1" (3.40m x 4.30m)

DINING AREA

11' 1" x 14' 5" (3.38m x 4.40m)

KITCHEN

11' 3" x 7' 0" (3.43m x 2.14m)

DOWNSTAIRS BATHROOM

5' 4" x 8' 4" (1.63m x 2.55m)

FIRST FLOOR

BEDROOM ONE

11' 3" x 11' 4" (3.44m x 3.46m)

BEDROOM TWO

11' 5" x 7' 1" (3.47m x 2.16m)

BATHROOM

8' 2" x 3' 10" (2.48m x 1.18m)

TOTAL SQUARE FOOTAGE

71.0 sq.m (759 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

WELL MAINTAINED REAR GARDEN

LARGE PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated hob, extractor, fridge/freezer, garden shed, all carpets and some blinds and light fittings.

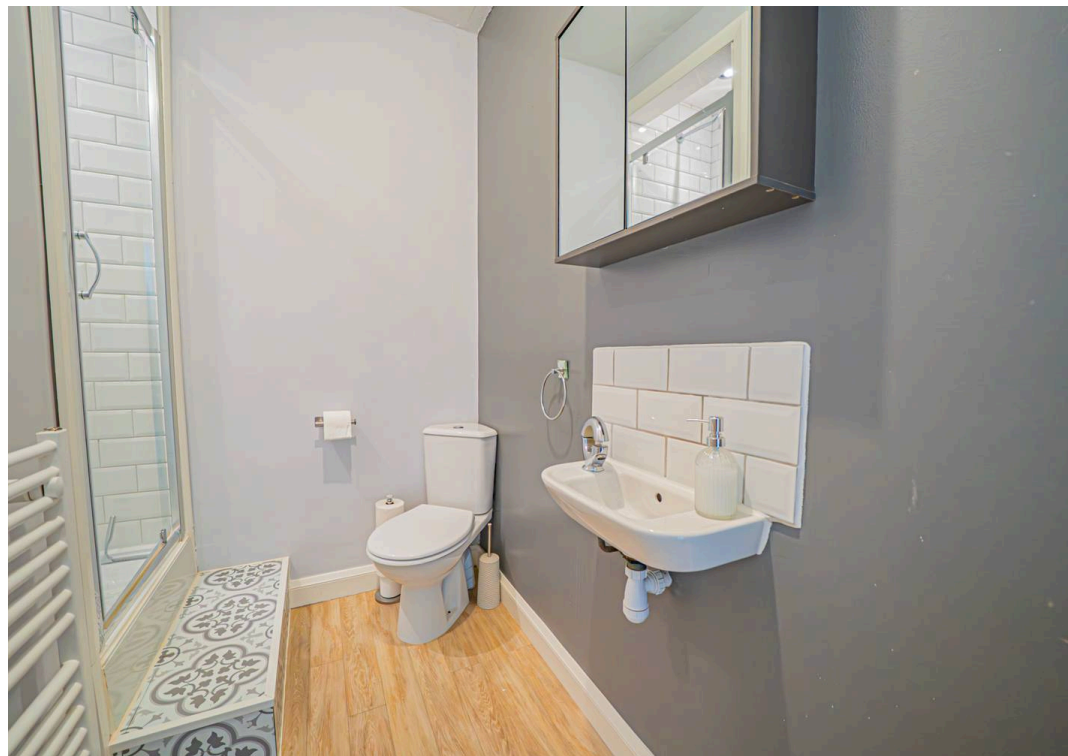
ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

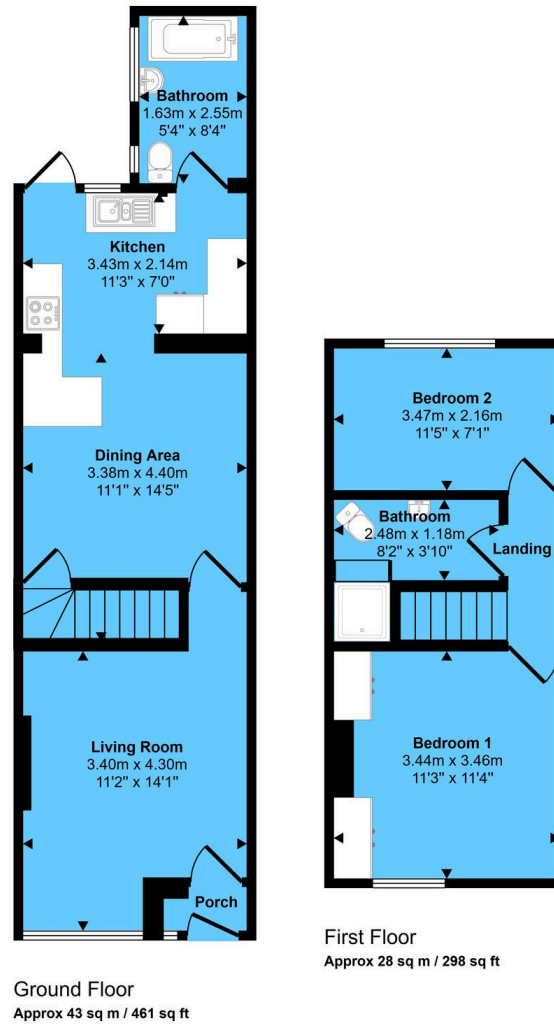
Broadband – FTTP (fibre to the premises). Loft space – part boarded.

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.



Approx Gross Internal Area
71 sq m / 759 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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