



Lansdale Avenue, Solihull

Guide Price £325,000





#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive two bedroom link detached which would be ideal for a first time purchaser. This property has been immaculately maintained and decorated and benefits from gas central heating, double glazing and has the added attraction of a large uPVC double glazed conservatory leading out to the private rear garden. The accommodation briefly comprises of: enclosed porch, entrance hall, extended breakfast kitchen, utility room, living room, conservatory, two double bedrooms, bathroom and private 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

- Two Bedroom Link Detached
- Ideal For A First Time Purchaser
- Immaculately Maintained And Decorated
- Extended Breakfast Kitchen
- Utility Room
- Living Room
- Conservatory
- Two Double Bedrooms
- Private Garden





## ENCLOSED PORCH

## ENTRANCE HALL

## BREAKFAST KITCHEN

13' 10" x 12' 8" (4.21m x 3.87m)

## UTILITY ROOM

7' 1" x 3' 11" (2.17m x 1.20m)

## LIVING ROOM

20' 4" x 11' 8" (6.20m x 3.56m)

## CONSERVATORY

13' 1" x 7' 10" (3.99m x 2.39m)

## FIRST FLOOR

## BEDROOM ONE

11' 7" x 9' 0" (3.54m x 2.75m)

## BEDROOM TWO

11' 8" x 8' 5" (3.55m x 2.57m)

## BATHROOM

8' 0" x 5' 5" (2.43m x 1.66m)

## TOTAL SQUARE FOOTAGE

Total floor area: 73.0 sq.m. = 786 sq.ft. approx.

## OUTSIDE THE PROPERTY

## PRIVATE REAR GARDEN





#### **ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, fridge, dishwasher, washer/dryer, all curtains, all blinds, fitted wardrobes in one bedroom and a garden shed.

#### **ADDITIONAL INFORMATION**

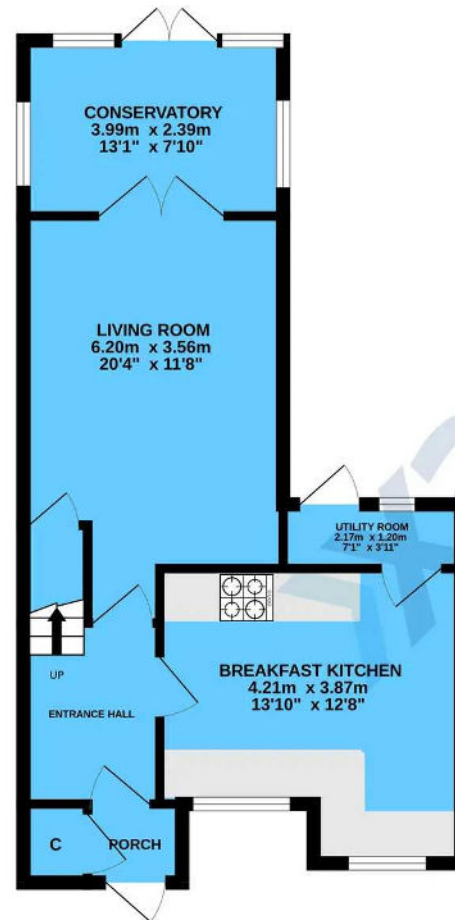
Services - mains gas, electricity and mains sewers. Broadband - SSE. Loft space - which is partially boarded.

#### **MONEY LAUNDERING REGULATIONS**

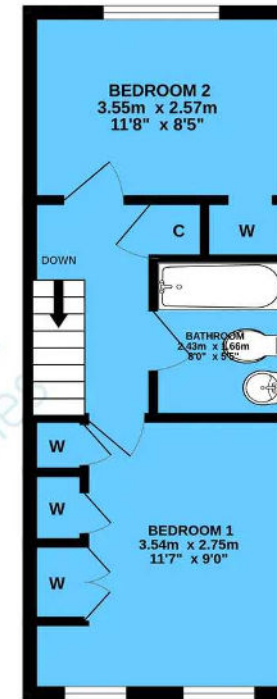
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 73.0 sq.m. (786 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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