



# Rangoon Road, Solihull

## Offers Around £295,000

- IMMACULATEDLY PRESENTED
- TWO RECEPTION ROOMS
- LEAN TO/UTILITY
- RE FITTED BATHROOM
- SOUTH FACING REAR GARDEN
- SEMI DETACHED HOUSE
- FITTED KITCHEN
- THREE BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- REAR GARAGE



An immaculately presented semi-detached property is situated in a convenient and popular area of Solihull. The house is close to local shops, schools, amenities, and transport links, including Birmingham Airport. This well-maintained house is perfect for first-time buyers or as a family home. It comprises an entrance hall, lounge, dining room, fitted kitchen, and lean-to/utility on the ground floor. Upstairs, there are three bedrooms and a recently refitted bathroom. The property also features recently replaced double glazing and central heating, a south-facing rear garden, front garden, and a rear garage.

### FRONT

Approached via a walled fore garden with steps leading to UPVC double glazed patio doors into;

### ENCLOSED PORCH

Laminate flooring, cupboard housing meter and hardwood glazed door into;

### ENTRANCE HALL

Stairs to the first floor, storage cupboard with opaque window to front, laminate flooring, radiator, ceiling light point and doors to;

### LOUNGE

9'10 x 146 (into bay) (3.00m x 44.50m (into bay))



Double glazed half bay window to the front, radiator, feature fireplace with marble hearth, surround and inset living flame gas fire, ceiling light, and power points.

### DINING ROOM

10' x 14'2 (3.05m x 4.32m)



Double-glazed half bay window at the rear, radiator, feature fireplace with marble hearth, surround and gas fire, laminate flooring, ceiling light, and power points.

### FITTED KITCHEN

7'11 x 10'4 (2.41m x 3.15m)



Being fitted with a selection of wall, base and drawer units, worktop over incorporating a single drainer stainless steel sink unit with tiling to splash prone areas integrated electric oven and hob with extractor unit over. Space and plumbing for appliances, understairs storage cupboard. Double glazed bay window to the rear, radiator, ceiling light, power point and door to;

### UTILITY/LEAN TO

5'9 x 25'4 (1.75m x 7.72m)

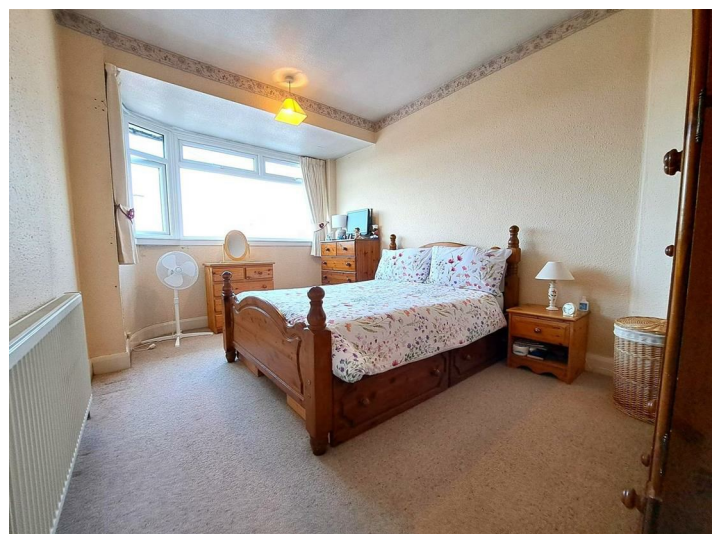
Hardwood doors to the front and rear gardens, wall and base units with worktop, space and plumbing for appliances, newly replaced wall mounted 'Worcester' boiler (2023), door to further storage, wall light and power points.

### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to;

### BEDROOM ONE

9'10 x 14'6 (into bay) (3.00m x 4.42m (into bay))



Double glazed half bay window to the front, radiator, ceiling light and power point.

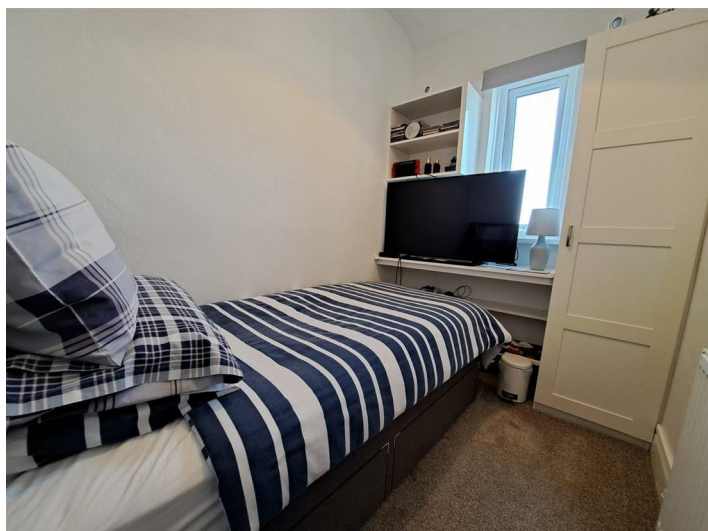


**BEDROOM TWO**  
**10' x 14'2 (3.05m x 4.32m)**



Double glazed half bay window to the rear, radiator, fitted sliding wardrobes, ceiling light and power points.

**BEDROOM THREE**  
**8'1 x 5'8 (2.46m x 1.73m)**



Double glazed window to the front, radiator, built in wardrobe and shelves, ceiling light and power points.

**RE FITTED BATHROOM**  
**8'2 x 7'7 (2.49m x 2.31m)**



Being re fitted with a four piece suite comprising; panelled bath with mixer tap over, shower cubicle with bar shower, vanity wash hand basin and low level flush W.C. Opaque double glazed window to the rear, under floor heating, heated towel rail, floor to ceiling tiling and ceiling spotlights.

**REAR GARDEN**



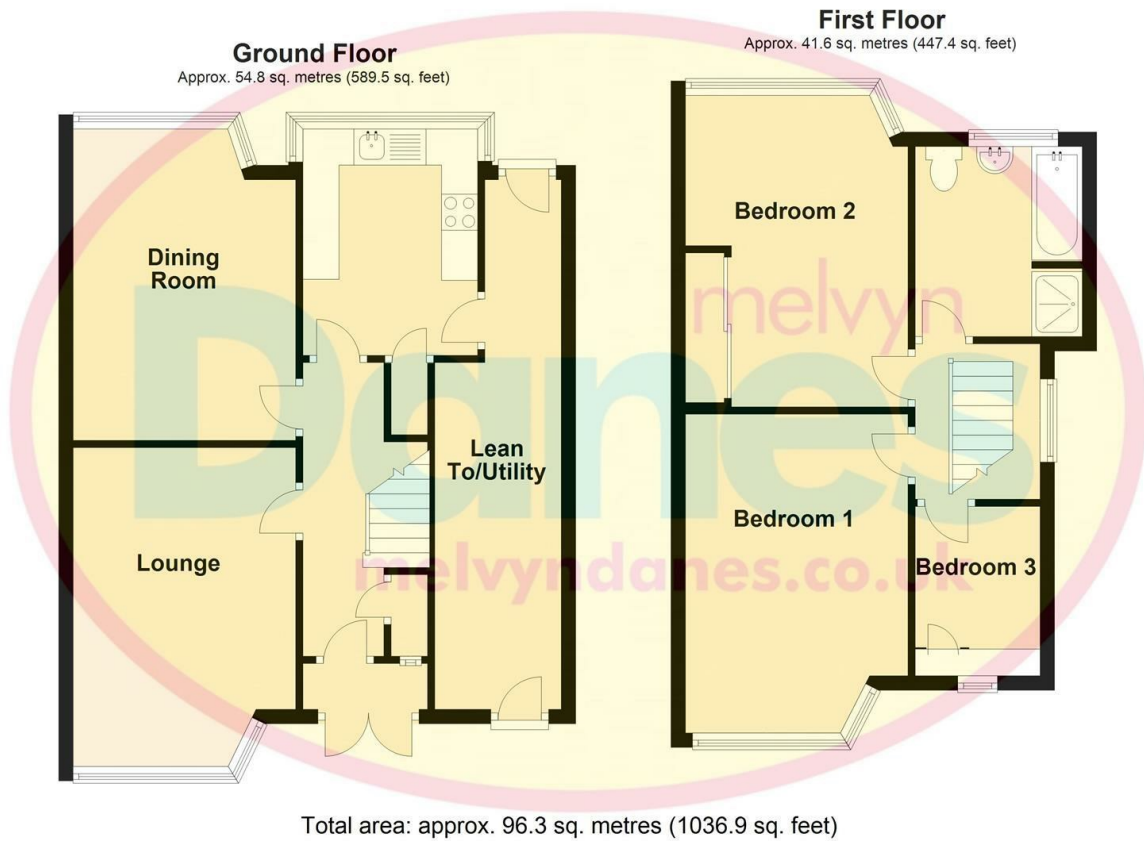
A beautifully presented and maintained south facing garden having a paved patio area, path leading to mainly laid to lawn area with mature shrub borders, fencing and wall to perimeters, gated access to rear driveway and door to;

**REAR GARAGE**

Accessed via a rear vehicular driveway with up and over garage door, light and power point.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



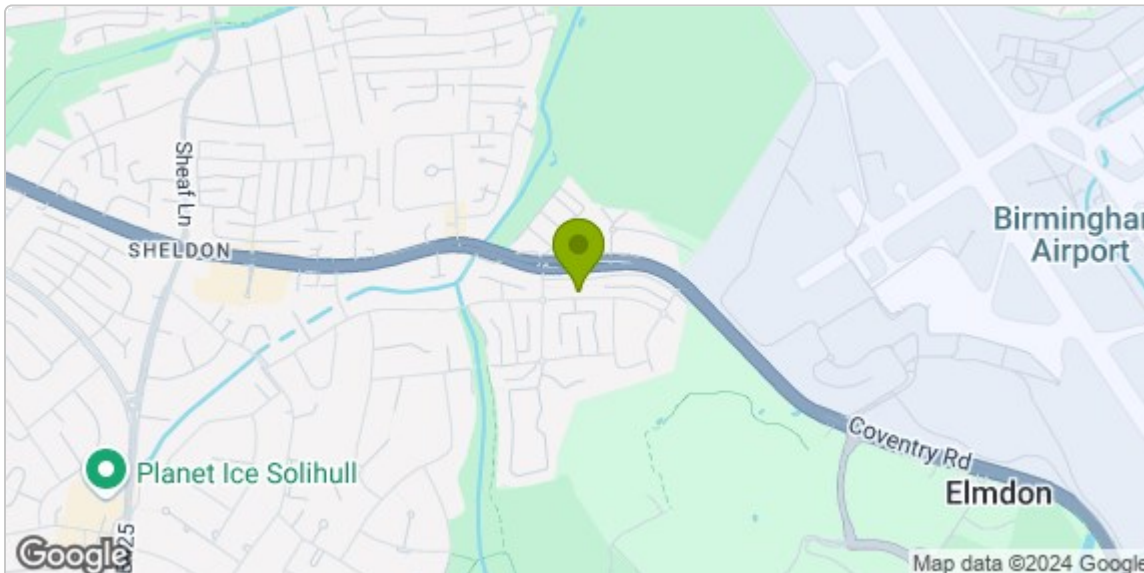
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
6 Ragoon Road Solihull B92  
9DB

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	