



Lammas Close, Solihull

Asking Price £350,000

- SEMI DETACHED
- EXTENDED TO THE REAR
- WELL PRESENTED
- OFF ROAD PARKING
- PRIVATE REAR GARDENS
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- SINGLE GARAGE
- BROADBAND VIRGIN MEDIA AT 1 GIGABIT
- TWO RECEPTION ROOMS

An extended three bedroomed semi detached property set in a popular and convenient location close to local amenities including Elmdon Park.

There are local shops in nearby Hobs Moat Road & Dove House Road/Parade together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

Regular bus services operate along Lode Lane & Hobs Moat Road, via Lode Lane, to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf where one will find further shopping facilities. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Lammas Close is in walking distance of Olton Railway Station which will be found offering services into Solihull Town centre, Birmingham and beyond.

The property is set back from the road with off road parking for numerous vehicles and accessed via composite front door into porch.

ENTRANCE PORCH

Accessed via composite front door leading through to wooden door into the accommodation.

OPEN PLAN LIVING/DINING ROOM **23'10" x 10'9" max (7.280 x 3.302 max)**



A large open plan room set up as living and dining space. Having bay window to front elevation, gas fire place with stone effect surround, ceiling and wall mounted lighting and wall mounted radiators. With access into large storage cupboard, the kitchen and via trifold doors into the extended accommodation.

SECOND RECEPTION/LOUNGE **9'1" x 15'1" (2.792 x 4.616)**



An extended room that has been finished to an excellent standard. Currently used a formal dining space this room oozes quality. With vaulted ceilings and Trifold doors opening onto the rear patio and full height window to the rear elevation. Having opening skylights and LED spotlighting with wall mounted tower radiators.

KITCHEN **9'3" x 11'5" (2.830 x 3.499)**



A fully fitted kitchen with a range of wall mounted and base units with work top over. With a range of integrated appliances including dishwasher, fridge, freezer, electric oven and gas hob with electric extractor, 1.5 bowl ceramic sink with mixer tap. Having a window to the rear elevation and a glazed door opening onto the side passage leading to side garage door entrance. and LED lighting.

GARAGE/UTILITY SPACE **7'4" x 16'3" (2.258 x 4.960)**

A single garage with power and lighting with up and over door. Accommodating a practical utility area with space and plumbing for washing machine and tumble dryer with a fitted stainless steel sink with mixer tap and wall mounted storage.

BEDROOM ONE
11'5" x 9'3" (3.499 x 2.830)



A great sized double room with window to front elevation. Having large full height wardrobes, ceiling light and wall mounted radiator.

BEDROOM TWO
11'6" max x 9'8" (3.525 max x 2.953)



Another double room that has been recently decorated and well finished. With a window to rear elevation, access into closet/airing cupboard, ceiling light and wall mounted radiator.

BEDROOM THREE
9'0" x 7'6" (2.765 x 2.309)

A smaller double room currently set up as a study. With window to front elevation, wall mounted radiator and ceiling light.

BATHROOM
8'6" x 4'10" (2.599 x 1.489)



A neutral bathroom with bath and thermostatic shower over with screen, wash basin and toilet. Having window to side and rear elevation, ceiling light and wall mounted heated towel rail.

OUTSIDE



To the front we have a large and well maintained drive way allowing parking for numerous vehicles. To the rear we have a private garden with sandstone patio and path leading to the decking area and garden shed. The bulk of the garden is laid to lawn with attractively planted side borders with panelled fencing.

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.



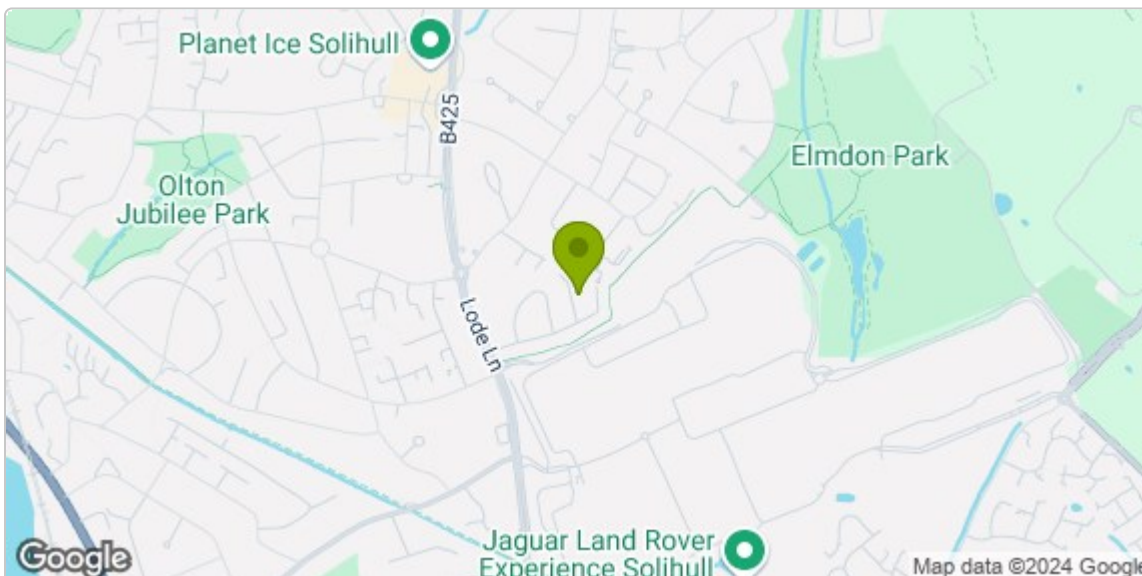
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

VIEWING: By appointment only with the office on the number below.
0121 711 1712

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:
14 Lammas Close Solihull
Solihull B92 8PA

Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk