



melvyn
Danes
ESTATE AGENTS

Lyndon Road
Solihull
Asking Price £380,000

Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style semi-detached house is ideally positioned for local amenities and schooling including Olton Primary School, and we are advised that the property currently falls in Lyndon Secondary School catchment, subject to confirmation from the Education Department.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road also offers regular bus services to Acocks Green village and Solihull town centre where there is an abundance of shopping facilities including those along the High Street, around Mell Square and within the Touchwood development which hosts a multi screen cinema, a wide choice of restaurants and access to Solihull Arts Complex.

Tudor Grange leisure centre together with Norman Green athletics track are sited close to Solihull town centre, as is Solihull Railway Station which offers main line train services to London.

The property is set back from the road behind off-road parking and mature fore gardens. The accommodation has been extended improving the size of the kitchen and adding a utility as well as having had a garage conversion allowing for the ground floor WC and office space. The attic has had a full conversion and is accessed via a fixed staircase. This room has not had building regulations completed and would require some modifications to be classed as a bedroom. The property has a large conservatory to the rear and is complemented by large private gardens. Holding a convenient location this property will be popular.



ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room

13'10" x 11'5"

Conservatory

18'2" x 13'7"

Kitchen/Breakfast Room

14'8" x 10'8"

Utility

WC

Study/Reception

11'5" x 8'11"

Garage Store

Bedroom One

13'10" x 11'5"

Bedroom Two

11'5" x 9'1"

Bedroom Three

6'6" x 10'4"

Bathroom

10'8" x 5'5"

Converted Attic Space

11'9" x 11'5"

Outside



LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road towards Olton proceed under the railway bridge and at the second set of traffic lights turn right into Richmond Road. Cross over the mini traffic island and at the next island turn right into Lyndon Road. Continue along here where the property can be found on the left hand side after another mini round about.

TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

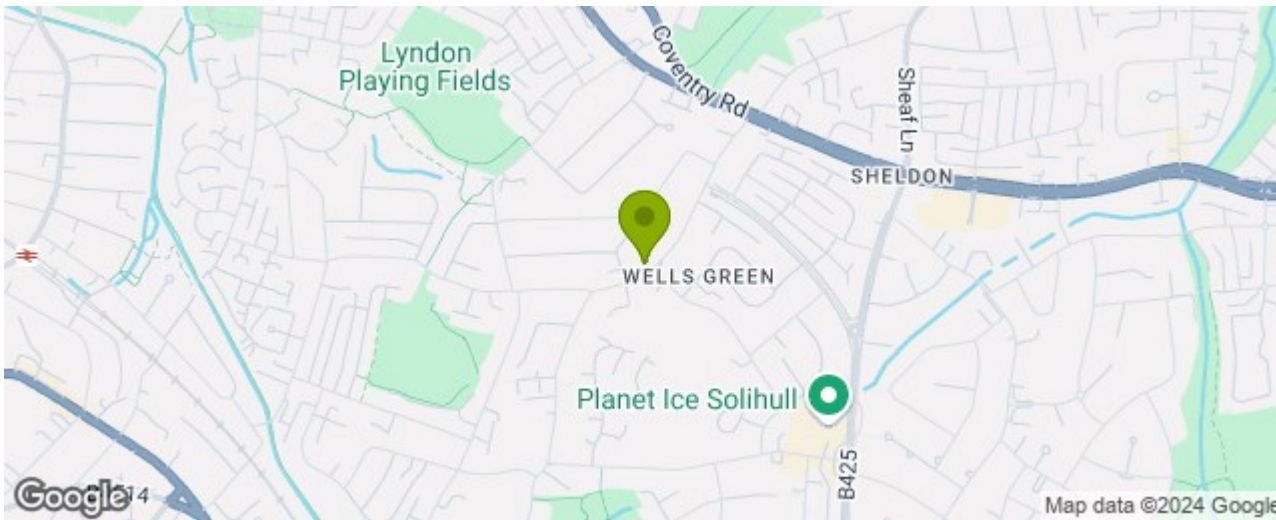
VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Total area: approx. 158.0 sq. metres (1700.7 sq. feet)



273 Lyndon Road Solihull Solihull B92 7QR
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.