

# Rangoon Road, B92



PROPERTY ADDRESS  
17 Rangoon Road  
Solihull  
B92 9DB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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- Located on the popular Rangoon Road in Solihull
- Well-proportioned three-bedroom property
- Approximately 1,025 sq ft of internal accommodation
- Ideal for families
- Suitable for first-time buyers

The ground floor features a spacious open reception room, providing flexible living and dining space with plenty of natural light—ideal for both everyday living and entertaining. To the rear of the property is a separate kitchen, conveniently positioned alongside a generous utility area, offering excellent additional storage and practical laundry space.

Upstairs, the first floor comprises three bedrooms, including a well-sized principal bedroom and a second double bedroom, both offering ample space for furnishings. A third bedroom provides flexibility as a nursery, home office, or guest room, making the property suitable for a range of buyers.

The rear garden has been thoughtfully landscaped and arranged over tiered levels, creating distinct areas for relaxation and outdoor enjoyment. Immediately to the rear of the property is a raised patio seating area, ideal for outdoor dining or entertaining, which steps down to a well-maintained lawn providing a pleasant open space. The garden is further enhanced by railway sleeper planters, adding character while offering attractive planting areas for shrubs and flowers.

The property is conveniently located for a range of amenities including local shops on Hobs Moat Road, schooling for all age groups including Mapledene Primary, Valley Primary and Lyndon School, and excellent transport links with Marston Green station, Birmingham International Airport, the NEC and the M42 motorway all within easy reach. Elmdon Park and Solihull town centre, with the popular Touchwood Shopping Centre, are also nearby, making it an excellent choice for commuters and families alike.



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