



# Langley Hall Road, Solihull

**£330,000**

- SEMI DETACHED PROPERTY
- UTILITY / WC
- CONSERVATORY
- THREE BEDROOMS
- REAR GARDEN
- TWO RECEPTION ROOMS
- LOUNGE / DINER
- KITCHEN
- BATHROOM
- GARAGE



Langley Hall Road is a popular location situated between St Bernards Road and Gospel Lane with good local schooling close by.

The A41 gives access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction, passing the Dovehouse parade of shops, to the town centre of Solihull which has a thriving business community with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

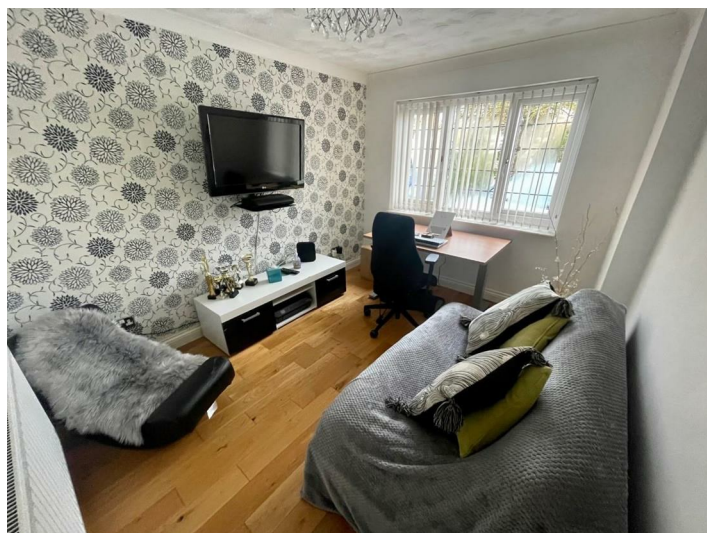
An ideal location therefore for this semi detached property which is accessed via driveway that gives access to the rear garden as well as the garage. A UPVC double glazed door opens to the

### **HALLWAY**

Having ceiling light point and doors leading to the rest of the ground floor accommodation

### **FRONT RECEPTION ROOM**

**11'7" x 8'11" (3.53m x 2.72m)**



Having ceiling light point, central heating radiator and UPVC double glazed window to front

### **LOUNGE / DINER**

**19'2" x 20'7" (max) (5.84m x 6.27m (max))**



Having ceiling light point, central heating radiator, fireplace feature, stairs leading to first floor, door to kitchen and UPVC sliding door to conservatory

### **KITCHEN**

**10" x 7'6" (3.05m x 2.29m)**



Having UPVC double glazed window to the rear, ceiling spotlights with a range of wall, draw and base mounted storage units with work surfaces over having inset one and a half bowl sink and drainer, integrated fridge and freezer, integrated dishwasher, integral oven with electric hob and extractor over and UPVC double glazed door leading to side

### **WC / CLOAKROOM & UTILITY**

**7'7" x 6'1" (2.31m x 1.85m )**



Having ceiling spotlights, low level WC, wall and base cupboards with inset sink, space and plumbing for washing machine and UPVC double glazed to side

### **PANTRY**

**5'10" x 4'9" (1.78m x 1.45m)**

Having ceiling light point and wall mounted storage shelving

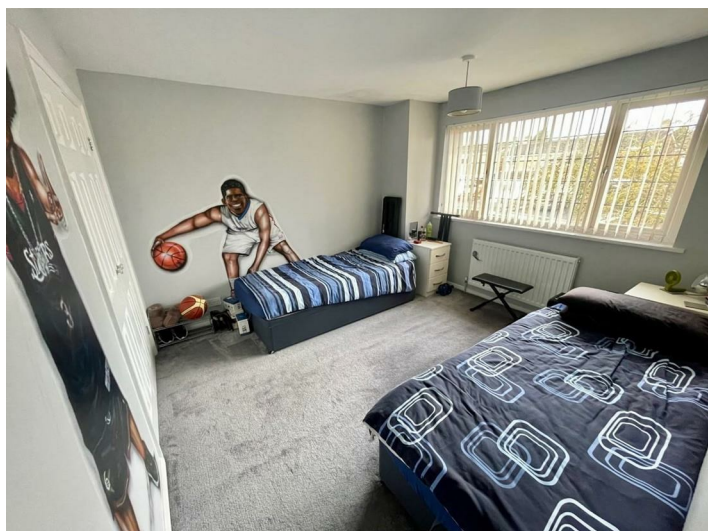


**BEDROOM ONE**  
**12'3" x 10'3" (3.73m x 3.12m)**



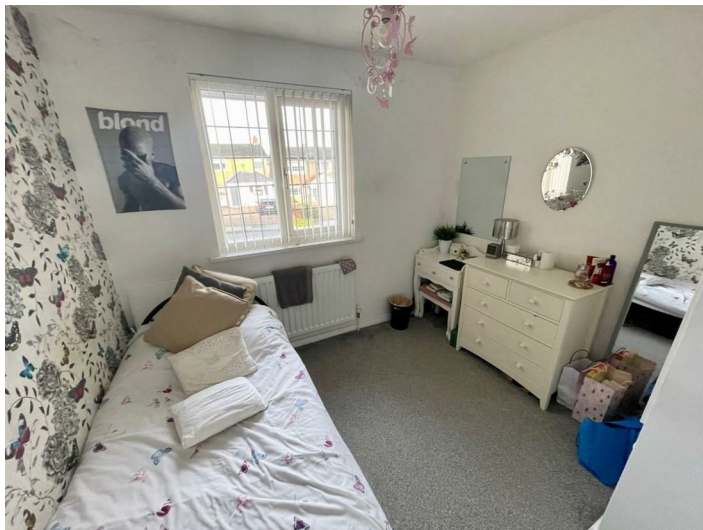
Having ceiling light point, central heating radiator, fitted wardrobes and UPVC double glazed window to rear

**BEDROOM TWO**  
**11'5" x 10'10" (3.48m x 3.30m)**



Having ceiling light point, central heating radiator, fitted cupboard and UPVC double glazed window to front

**BEDROOM THREE**  
**9'4" x 8'5" (2.84m x 2.57m )**



Having ceiling light point, central heating radiator, fitted over stairs cupboard and UPVC double glazed window to front

**BATHROOM**  
**8" x 5'4" (2.44m x 1.63m)**



Having ceiling light point, low level WC, sink basin with taps over, panelled bath with taps and Mira power shower over, tiled wall and flooring and UPVC double glazed window to rear

**GARAGE**  
**9'8" x 8'4" (2.95m x 2.54m)**

Having ceiling light point, electric sockets, wall mounted boiler and up and over door to front

**REAR GARDEN**



Laid mainly to lawn with patio area, side access to front of property and fenced surround

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.

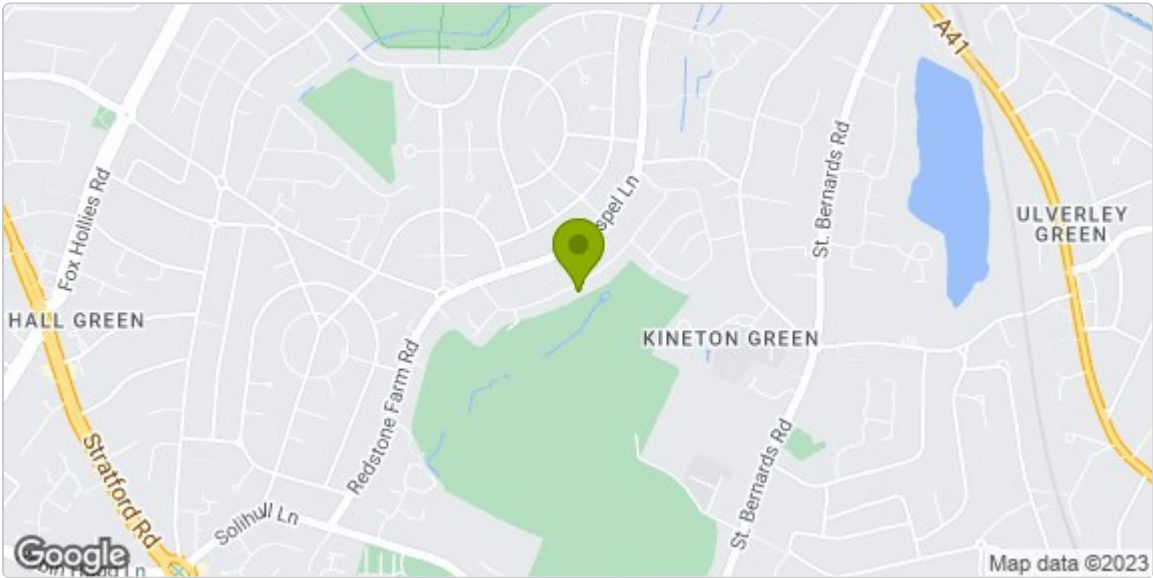


TENURE: We are advised that the property is Freehold.

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.



92 Langley Hall Road Solihull  
B92 7HE

Council Tax Band: D

