



151 LANGLEY HALL ROAD, SOLIHULL, B92 7HB

PURCHASE PRICE £229,950





PROPERTY OVERVIEW

Situated in a most popular location, an ideal opportunity to purchase this spacious three bedroom semi detached, which is offered with no upward chain. The property benefits from UPVC double glazing, gas central heating and has the added attraction of a private rear garden. The property is well located for local shops, schools and public transport and briefly comprises of:- canopy porch, entrance hall, lounge/dining room, kitchen, three bedrooms, box room, family bathroom, garage and private rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide block paved driveway with lawned foregarden.

CANOPY PORCH

With UPVC double glazed front door giving access through to:-

ENTRANCE HALL

With staircase to the first floor, central heating radiator, laminated timber floor, access into the garage and leading to:-

LOUNGE/DINING ROOM

20' 8" x 11' 3" (6.30m x 3.45m) Having a feature Adam style fireplace with marble effect inset and hearth, incorporating a living flame coal effect gas fire, coved cornicing, large UPVC double glazed window overlooking the rear garden, French door leading out onto a decked area, central heating radiator, TV point and power points.

KITCHEN

11' 10" x 6' 6" (3.61m x 2.00m) Having an inset sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, fitted appliances including a four ring gas hob with oven beneath and extractor hood over, integrated dishwasher, plumbing for a washing



machine, larger fridge and freezer, central heating radiator, UPVC double glazed window, complementary wall tiles and power points.

FIRST FLOOR

Approached via the staircase from the entrance hall.

LANDING

With hatch to the roof space and leading to:-

BEDROOM ONE (FRONT)

11' 1" x 9' 5" (3.38m x 2.88m) UPVC double glazed window to the front, central heating radiator, built in wardrobes with mirrored sliding doors and power points.

BEDROOM TWO (REAR)

12' 5" x 7' 9" (3.80m x 2.37m) UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE (REAR)

8' 9" x 7' 9" (2.69m x 2.37m) (max) UPVC double glazed window, built in double wardrobe, central heating radiator and power points.

BOX ROOM

4' 7" x 4' 6" (1.42m x 1.38m) UPVC double glazed window and power points.

FAMILY BATHROOM

Being part tiled comprising of a corner bath with Triton electric shower over, pedestal wash basin, low flush wc, double central heating radiator, airing cupboard and UPVC obscure glazed window.

OUTSIDE

GARAGE

16' 4" x 7' 9" (5.00m x 2.38m) Up and over door to the front, courtesy door to the side and wall mounted gas central heating boiler.

REAR GARDEN

The property enjoys a private rear garden, having a paved patio, feature decked area, ornamental pond, lawn, shrubs, evergreens, mature trees and timber shed.

TENURE

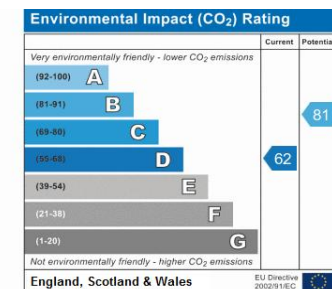
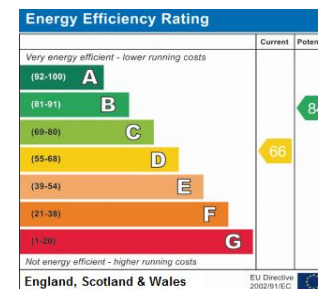
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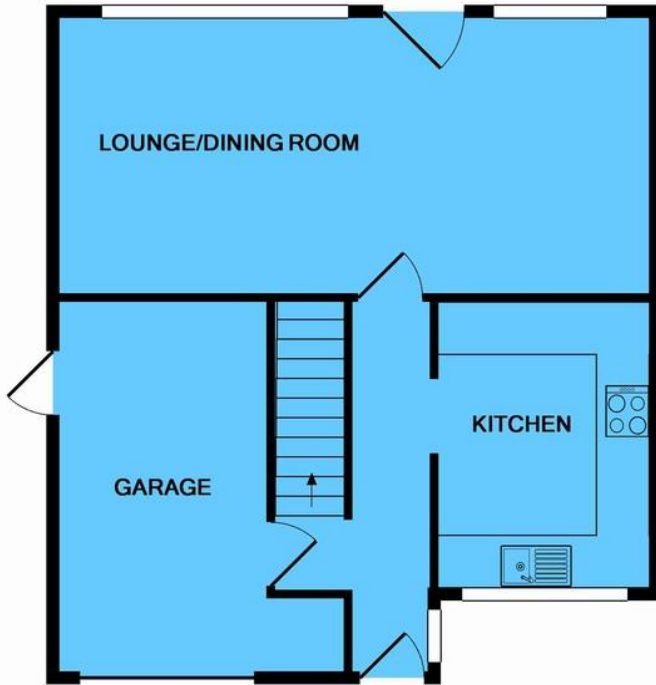
VIEWING

Via Xact in Solihull on 0121 712 6222.

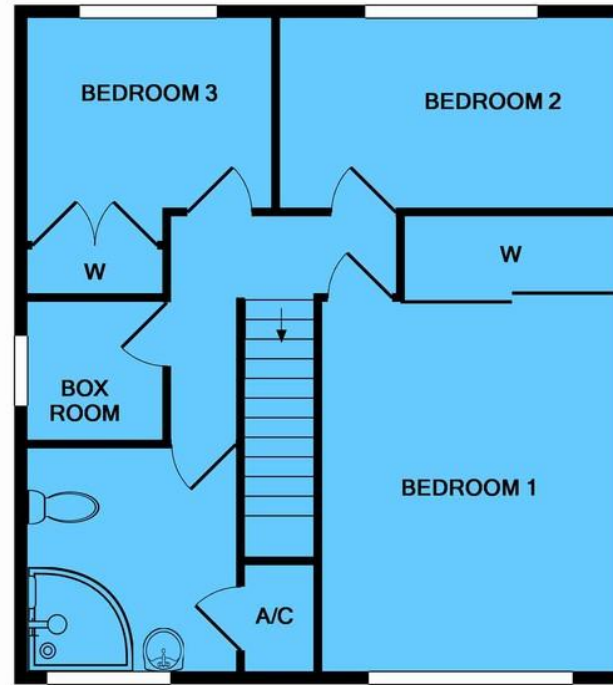
COUNCIL TAX

Council Tax Band C





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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