



195 Damson Lane, Solihull B92 9LD

www.simonburthomes.co.uk

£270,000

Key Features

Entrance Porch / Reception Hall
Through Lounge / Dining Room
Extended Re-Fitted Dining Kitchen
Rear Lobby / Gardener's WC
Three Bedrooms
Re-Fitted Family Bathroom
Gas Central Heating / Double Glazing
Side Garage Incorporating Utility Area
Secluded Rear Garden
No Chain

195 Damson Lane is a well presented, traditional, three bedroom, detached family home, conveniently situated within this highly respected residential area.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Metropolitan Borough Council

Vendor's Comments

We moved into 195 Damson Lane nearly seven years ago because we needed a practical, spacious and sociable family home which would accommodate two growing teenagers.

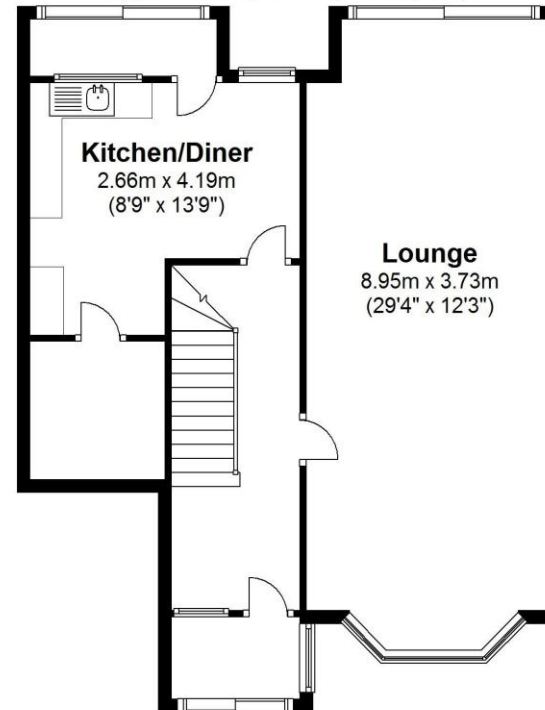
It has done its job beautifully and lived up to all our expectations. The large spacious lounge has enabled us to come together as a family and share our 'down' time as well as giving us the space and option to pursue individual hobbies. Being able to open the lounge patio doors to the large rear garden has proven to be a real bonus, especially in the summer, as it has provided us with a sunny, spacious setting to hold many happy friends and family gatherings. We have been pleasantly surprised at how quiet and secluded it is in the garden.

Having a kitchen/diner has made meal times a more sociable occasion and has enabled us to keep in touch with each other even on the busiest of days.

We also love the fact that there is a park on Damson Lane to walk the dog, and enjoy the outdoors, as well as having the option of taking a leisurely stroll to Solihull's superb parks, shops and leisure activities if we wanted to.

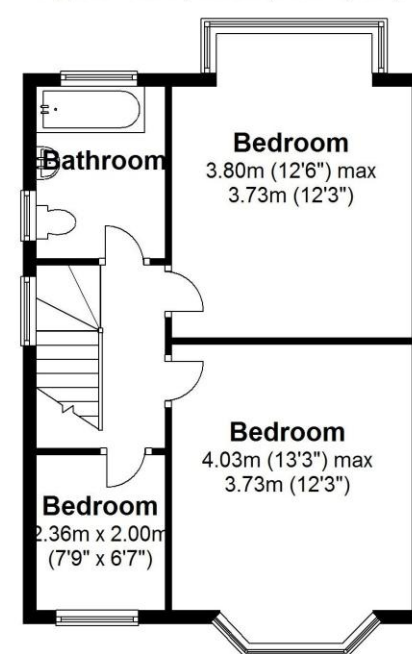
Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



First Floor

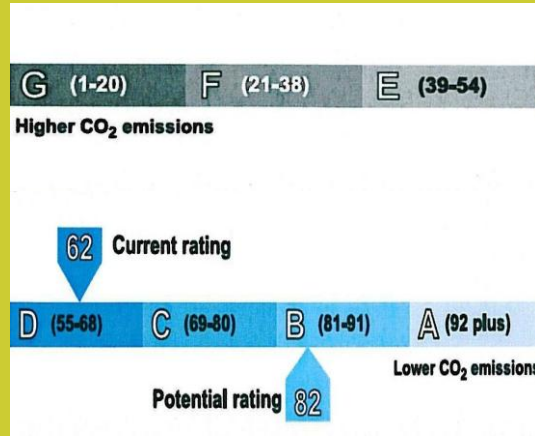
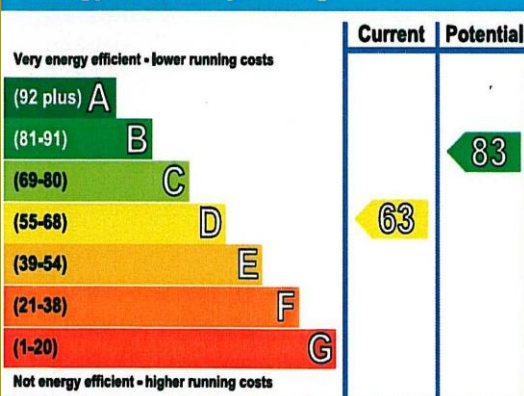
Approx. 49.0 sq. metres (527.8 sq. feet)



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



Total area: approx. 118.5 sq. metres (1275.1 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



