



111 Damson Lane, Solihull B92 9JT

www.simonburthomes.co.uk

£250,000

Key Features

Enclosed Porch / Reception Hall
Lounge / Dining Room
Open Plan Fitted Kitchen / Utility
Study / Guest Cloakroom
Four Bedrooms / Re-Fitted Family Bathroom
Gas Central Heating / Double Glazing
Foregarden / Driveway Parking
Established Rear Garden

Vendor's Comments

This house has been a joy to live in as our first family home and the layout makes for a wonderful social atmosphere. Our daughter is extremely happy at the local nursery and the area also benefits from good schools. There are two local parks and local amenities nearby, with the added benefit of Solihull town centre being only one mile away.

Local Schools

Yew Tree Primary School
Damson Wood Nursery and Infant School
Coppice Junior School

Local Authority

Solihull Metropolitan Borough Council

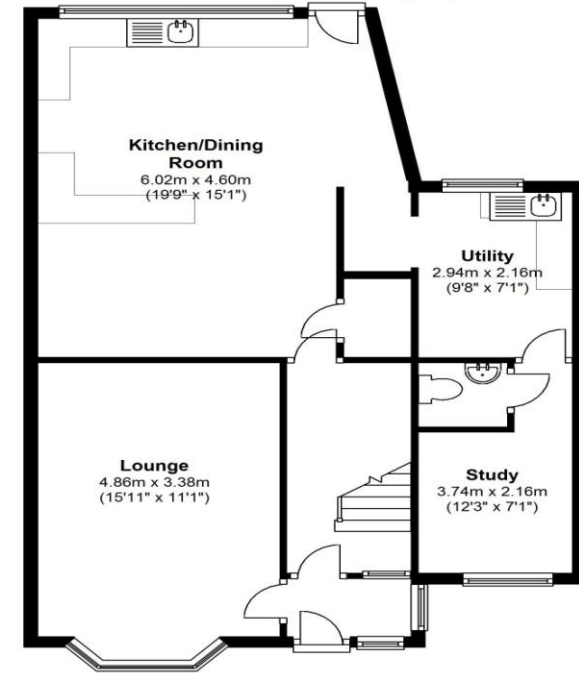
Tenure

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

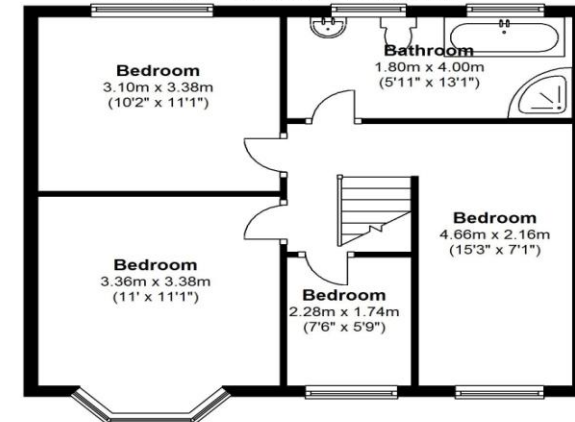
Viewing Arrangements

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

Ground Floor
Approx. 72.2 sq. metres (777.1 sq. feet)



First Floor
Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 122.0 sq. metres (1312.9 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92-plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		



