



55 Lugtrout Lane, Solihull B91 2SB

www.simonburthomes.co.uk

£285,000

Key Features

Canopy Porch
 Reception Hall
 Lounge
 Dining Room
 Extended Breakfast Kitchen
 Three Bedrooms
 Bathroom
 Gas Central Heating
 Double Glazing
 Garage with Utility Area
 Driveway Parking
 Large Rear Garden

55 Lugtrout Lane is an attractive, cottage style, traditional, three bed roomed, semi detached family home, conveniently situated in this quiet sought after residential location.

Tenure

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

Vendor's Comments

55 Lugtrout Lane is a well-maintained family home, which is situated on a quiet road, within walking distance of Solihull town centre and local amenities.

The property has an exceptionally large rear garden with a pond and mature flower beds and benefits from an extended fitted kitchen with breakfast room, separate dining room, additional storage space within the integral garage and an open fire place in the living room.

Local Schools

Yew Tree Primary School
 Coppice Junior School
 Damson Wood Nursery & Infant School
 Lode Heath School
 Solihull School

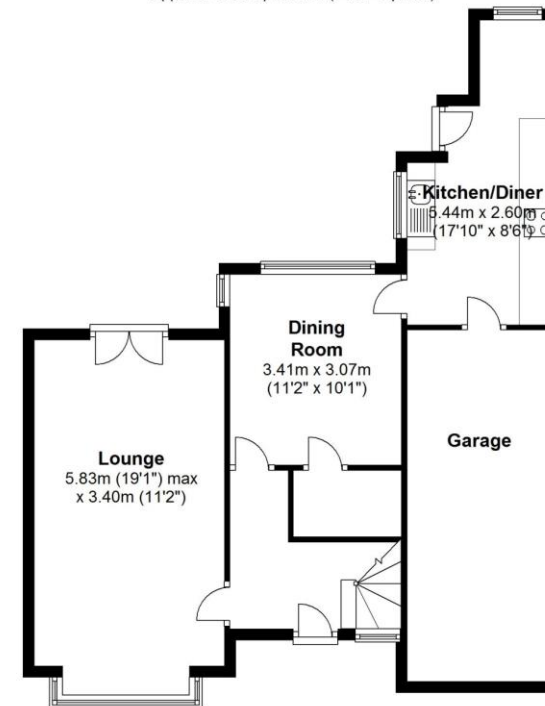
Local Authority

Solihull Metropolitan Borough Council

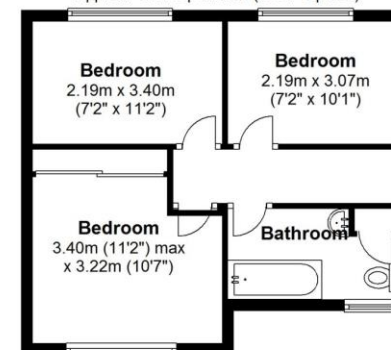
Viewing Arrangements

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

Ground Floor
 Approx. 69.6 sq. metres (748.7 sq. feet)



First Floor
 Approx. 34.4 sq. metres (370.7 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 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

