



116 Damson Lane, Solihull B92 9JS

www.simonburthomes.co.uk

£250,000

Key Features

Entrance Porch / Reception Hall
 Dining Room / Extended Lounge
 Re-Fitted Kitchen / Playroom/Study
 Guest Shower Room
 Landing with Study Area
 Three Double Bedrooms
 Re-Fitted Bathroom
 Gas Central Heating / Double Glazing
 Integral Garage
 Foregarden offering Driveway Parking
 Substantial Rear Garden backing onto
 Parkland

116 Damson Lane is a spacious, thoughtfully extended, traditional, three double bed roomed, semi detached family home backing onto parkland and conveniently situated in this highly regarded residential area within walking distance of Solihull town centre.

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

Our first family home, providing us with wonderful memories of our children growing up. The layout works well for family life, with the playroom being one of our most favourite parts of the house. Our children enjoy attending the local school, and we all enjoy the local park which we can access from the garden. The location has been ideal since Solihull town centre is only one mile away.

Local Schools

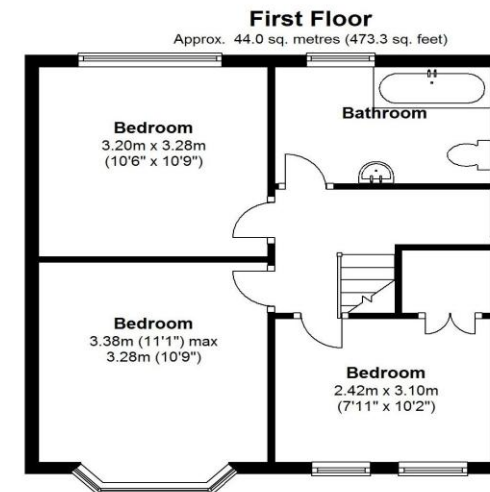
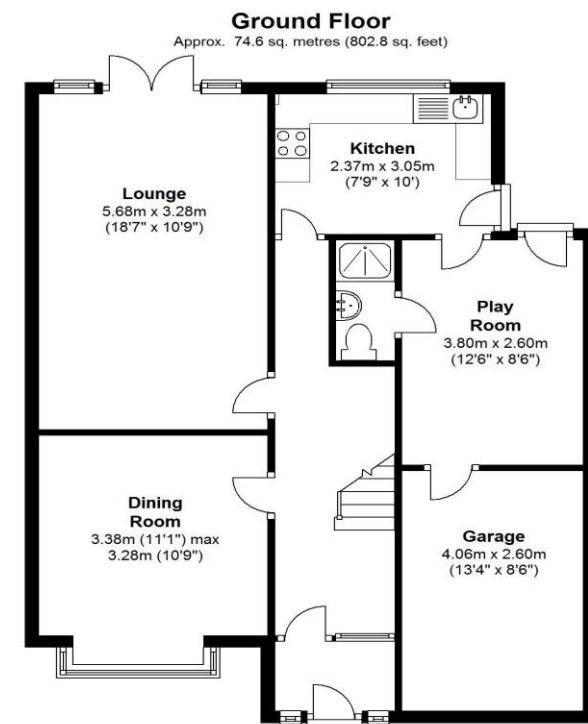
Coppice Junior School
 Damson Wood Nursery and Infant School
 Yew Tree Primary School
 Lode Heath School
 Ruckleigh School

Local Authority

Solihull Metropolitan Borough Council

Viewing Arrangements

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



Total area: approx. 118.6 sq. metres (1276.1 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.

Energy Efficiency Rating

