



19 Damson Lane, Solihull B91 2RE

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£220,000



## Key Features

Canopy Porch  
 Reception Hall  
 Living Room  
 Magnificent Re-Fitted Dining Kitchen  
 Three Bedrooms  
 Re-Fitted Bathroom  
 Gas Central Heating  
 Double Glazing  
 Driveway Parking  
 Rear Garden

19 Damson Lane is a much improved, tastefully presented, three bedroomed, semi detached, family home, conveniently situated in this highly popular residential area.

## 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

We purchased this property as a repossession. It was in a really sorry state, but after investing time and money in the property, we have managed to turn it into what has been a lovely family home for the past five years.

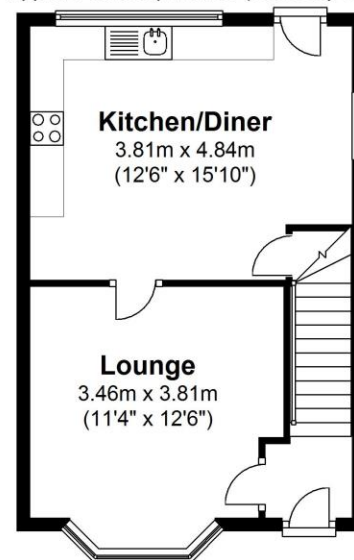
Every room has been completely refurbished; with new heating, flooring and plastering throughout. Our favourite room is the kitchen which is a really large space - great for cooking and entertaining.

Solihull is only a 15 minute walk away, offering easy access for shopping and socialising. There are also local shops, including a post office just a minutes walk away, which are extremely useful.

We have lived on Damson Lane for 5 years and have really enjoyed living in this great property; and we hope that you enjoy it too.

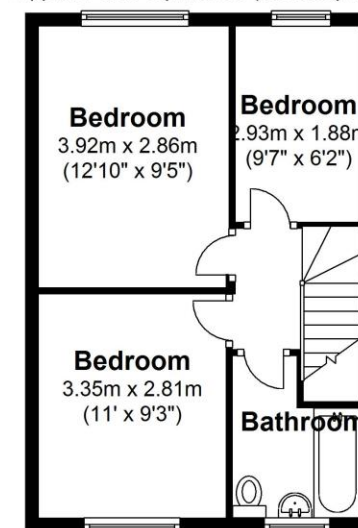
## Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



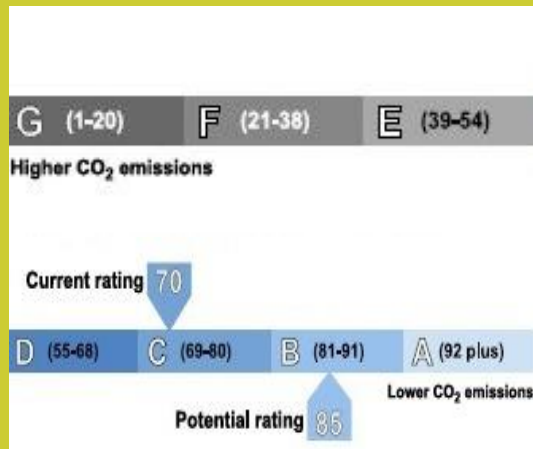
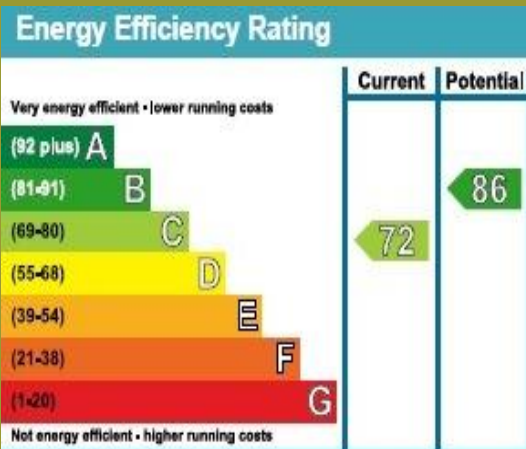
## First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



## Viewing Arrangements

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



Total area: approx. 71.6 sq. metres (770.5 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.





