



107 Damson Lane, Solihull B92 9JT

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

£234,950

## Key Features

Reception Hall / Lounge  
 Extended Re-Fitted Dining Kitchen  
 Three Bedrooms / Re-Fitted Bathroom  
 Gas Central Heating / Double Glazing  
 Side Garage  
 Foregarden with Driveway Parking  
 Good Sized Rear Garden

## Vendor's Comments

The house has been a pleasure to live in over the last 9 years. The downstairs works really well for our family as there is a nice cosy living room to the front and a separate open plan kitchen area to the rear which works well for the kids.

In summer the garden is great as it gets the sun all day long and there's the park opposite if you want to take a longer stroll with the local shops a short distance away too. Solihull town centre is within easy walking distance and the motorways are just a 5 minute drive.

The house is really convenient for many different things and we'll be sad to leave but are sure it will be enjoyed just as much by someone else.

## Local Schools

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

## Tenure

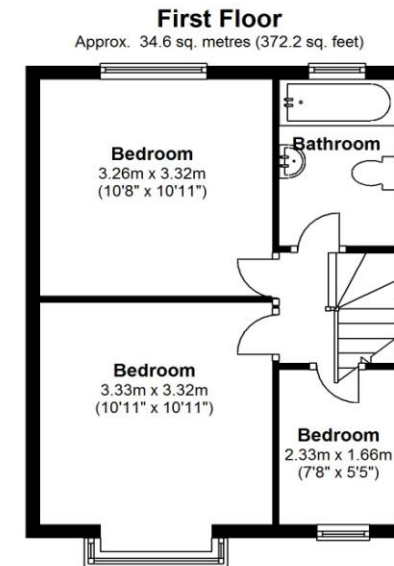
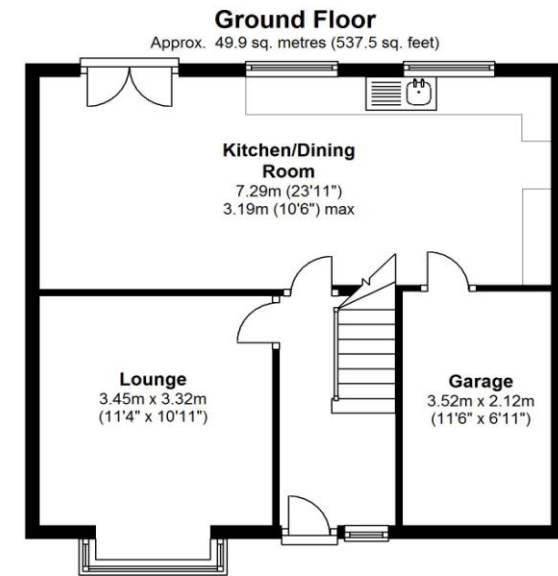
We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

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



Total area: approx. 84.5 sq. metres (909.7 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

