

**AP MORGAN**



**Langley Hall Road, Solihull**  
Offers Over £350,000



### Features:

- Four bedrooms
- Semi-detached house
- Three double bedrooms
- Spacious open-plan lounge/diner
- Modern kitchen
- Two bathrooms
- Popular area

### Description:

This beautifully presented four-bedroom home is nestled on Langley Hall Road in Solihull, offering convenient proximity to the local community. With plentiful green spaces nearby, the property provides ample opportunity for outdoor recreation, while remaining close to local amenities. The property benefits from excellent transport links to Birmingham and the M42 extending the property's reach.

The property is approached via a sizeable block-paved driveway, offering ample parking for multiple vehicles, that leads up to the front door.

Inside, a bright and welcoming hallway provides access to all ground floor living areas, with a staircase leading to the first floor. The spacious lounge/diner serves as the heart of the home, featuring an open-plan design, double doors opening onto the rear garden, and a large window that floods the space with natural light. Also on this level is a well-appointed kitchen, with gas hob with extractor, double electric ovens, and plumbing for washing appliances; a versatile ground-floor double bedroom with an en-suite shower room completes the ground floor accommodation.

Upstairs, the property offers three additional bedrooms, two of which are doubles. A family bathroom and a separate WC provide everyday convenience.

The rear garden is well-maintained, beginning with a patio area accessible from the lounge, leading onto a lush lawn with a paved path running through. A side gate provides convenient access between the front and rear gardens.



**Details:**

**Entrance Hall**

**Kitchen** 6'8"x11'5" (2.03mx3.48m)

**Lounge/Dining Room** 20'7"x10'6" (6.27mx3.2m) Max.

**Bedroom 4** 9'8"x16'2" (2.95mx4.93m) Max. Incl. integrated storage

**Ensuite** 4'6"x6' (1.37mx1.83m) Max.

**Landing**

**Bedroom 1** 9'8"x14'9" (2.95mx4.5m) Max. Incl. wardrobes

**Bedroom 2** 12'6"x7'8" (3.8mx2.34m) Max. Incl. integrated storage

**WC** 2'8"x5'7" (0.81mx1.7m)

**Bathroom** 7'7"x5'9" (2.3mx1.75m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.





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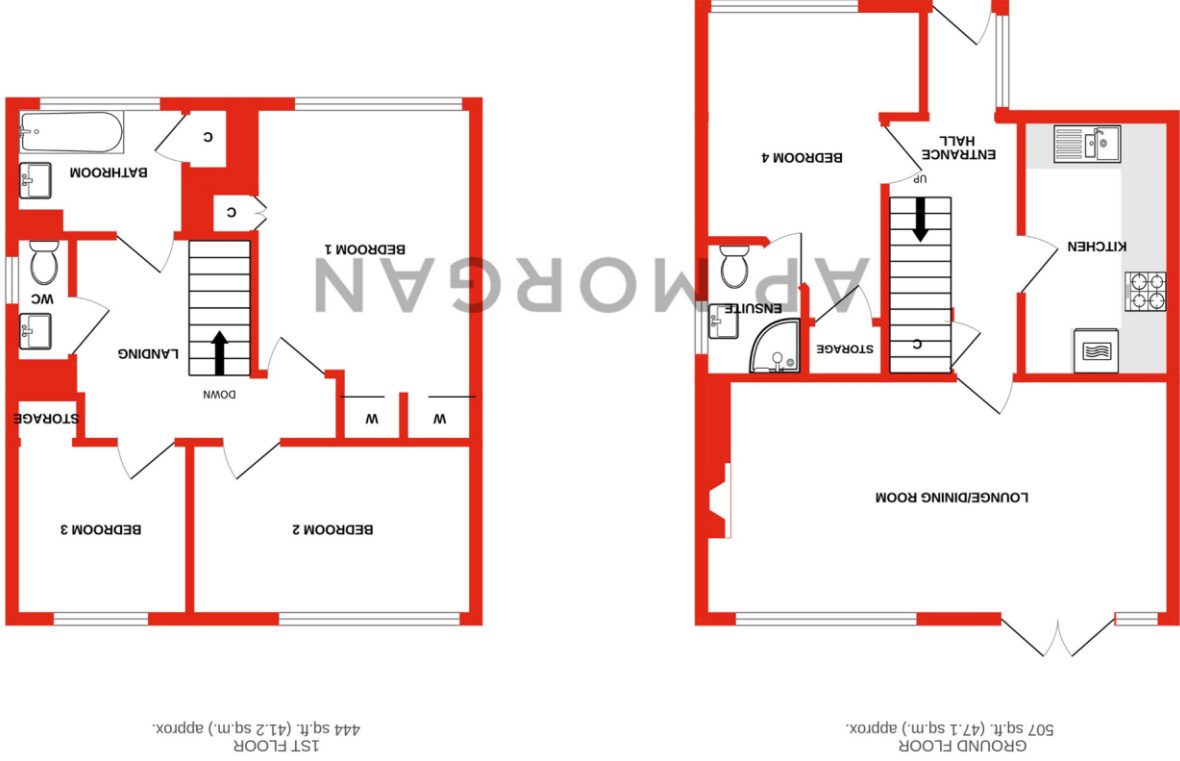
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