



£475,000

Lyndon Road, Solihull

Detached House | 3 Bedrooms | 1 Bathroom

01922 322988



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# Step Inside

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## Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Extended Kitchen With Central Island And Dining Area
- No Onward Chain
- Driveway
- Garage
- Family Bathroom And Guest Cloakroom
- Large Garden
- Central Heating And Double Glazing

## Property Description

Well presented and spacious three bedroom detached house in an excellent location for commuting, amenities and schooling.

The property briefly comprises of two reception rooms, extended kitchen with central island, dining area and integrated appliances, three bedrooms, family bathroom and a downstairs guest cloakroom.

The property also benefits from having a large rear garden, driveway and a garage.

The property will be sold with vacant possession and no onward chain.

Please call or email to book in a viewing!

## Main Particulars

Well presented and spacious three bedroom detached house in an excellent location for commuting, amenities and schooling.

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**Enclosed Porch** - UPVC double glazed double doors.

**Hallway** - Central heating radiator, stairs to first floor with useful storage cupboard under, cloaks cupboard with UPVC double glazed window to front, doors to guest cloakroom, lounge, dining room and breakfast kitchen.

**Guest Cloakroom** - Low level flush WC, wash hand basin, tiled flooring, extractor fan.

**Dining Room** - 4.98m into bay x 3.43m (16'4" into bay x 11'3") - UPVC double glazed bay window to front, central heating radiator.

**Lounge** - 4.75m into bay x 3.61m (15'7" into bay x 11'10") - UPVC double glazed sliding patio door to rear, central heating radiator.

**Kitchen** - 5.28m x 3.48m (17'4" x 11'5") - Range of wall, drawer and base units, gas hob with extractor hood over and oven below, central heating radiator, central island with sink,, door to

**Side Passage Area** -

**Garage**

- 4.95m x 2.31m (16'3" x 7'7") -

**Landing** - UPVC double glazed window to side, access to loft space, doors to three bedrooms and bathroom.

**Bedroom One** - 5.08m into bay x 3.38m (16'8" into bay x 11'1") - UPVC double glazed bay window to front, central heating radiator.

**Bedroom Two** - 4.70m into bay x 3.56m (15'5" into bay x 11'8") - UPVC double glazed bay window to rear, central heating radiator.

**Bedroom Three** - 2.51m x 2.84m (8'3" x 9'4") - UPVC double glazed window to front, radiator, sliding door to storage

**Outside** - The spacious rear garden has a block paved patio area with remainder laid mainly to lawn.

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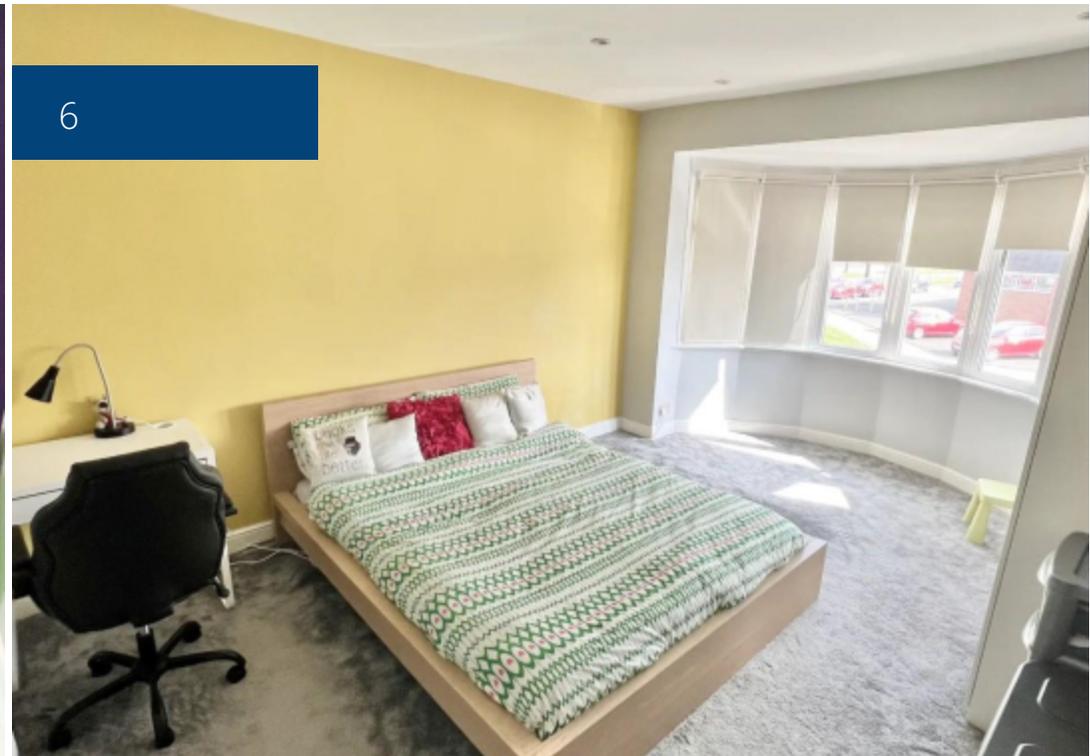
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14430791 Registered Office: , 549 Bloxwich Road, Bloxwich, WS3 2XD

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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