

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lighthorne Road

Solihull, B91 2BD

£2,000 Per Calendar Month



This modern three/four bed detached dormer bungalow is situated within the heart of Solihull being a short walk from the town centre, whilst also boasting access to local schools and a wide range of amenities.

The property comprises of a bright and welcoming entrance hallway with open staircase leading up to the first floor, a spacious reception room with access to a shower room, second reception room/ third bedroom, ground floor bathroom with shower over the bath, large modern breakfast kitchen with built in oven & gas hob which also leads into a beautiful sun room having access to and overlooking the rear garden. To the first floor there are two generous size bedrooms with bespoke storage & wardrobes and a third shower room.

Further benefits include neutral and modern decor throughout, double glazing, underfloor heating, landscaped rear garden and off road parking. The property is also equipped with a range of modern smart home technologies.

The property is offered unfurnished and is available to move into at the beginning of October.

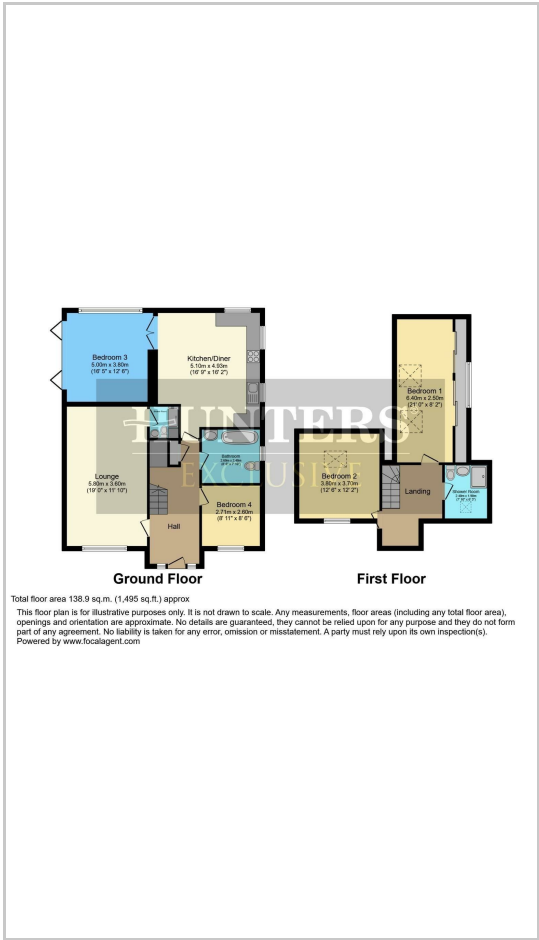
Council Tax Band; E - EPC Rating; B.



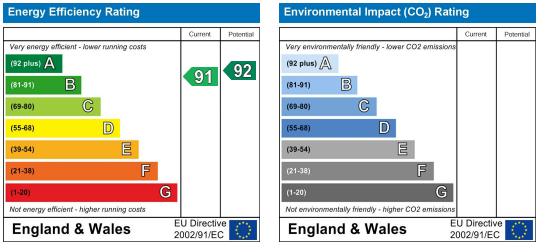
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.