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Langley Hall Road, Solihull

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Langley Hall Road, Solihull

Asking Price £300,000

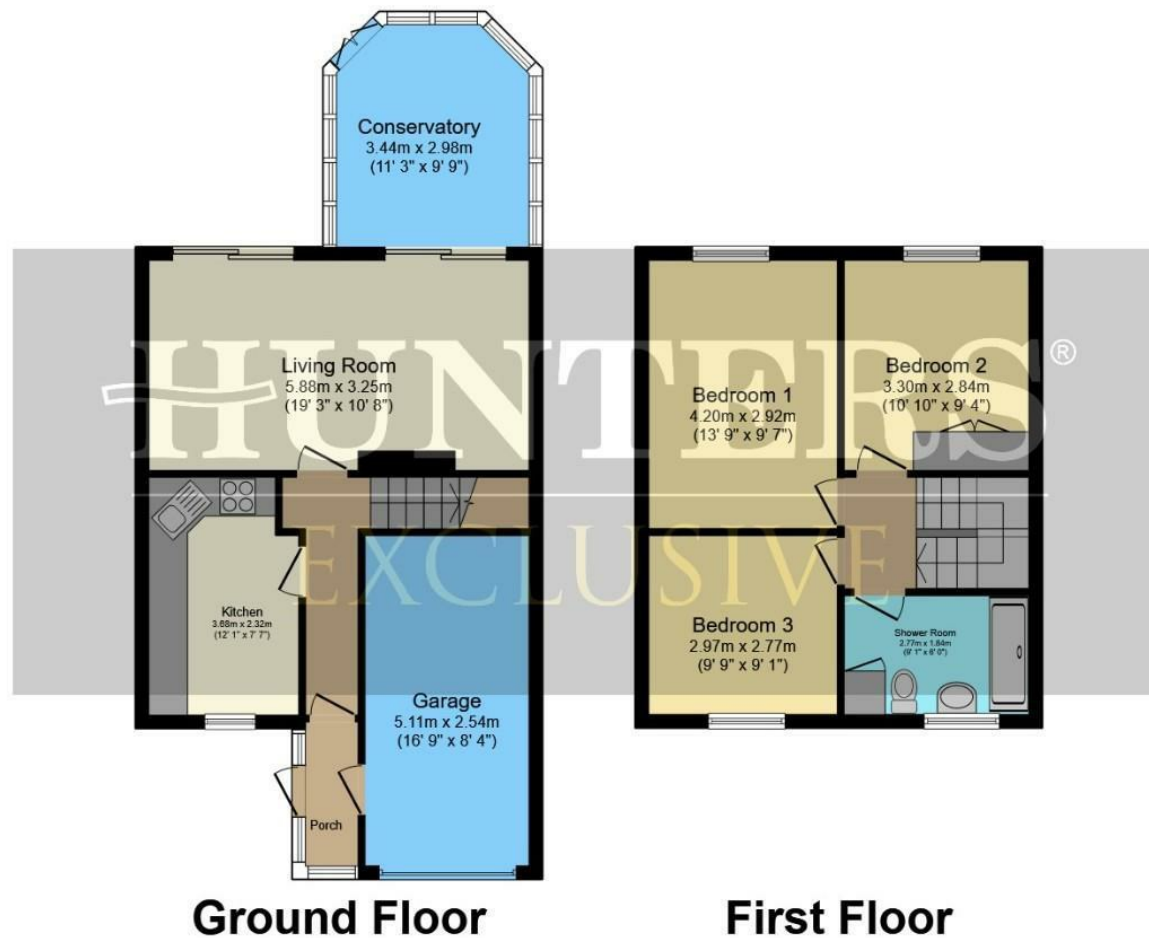
Located on the desirable Langley Hall Road in Solihull, this charming three-bedroom house offers a fantastic opportunity for buyers looking to put their own stamp on a property.

Spanning approximately 1,087 square feet, this traditional home has been well-loved and carefully maintained over the years, offering a comfortable and liveable space while you plan your modern updates.

The property features a welcoming reception room that provides an ideal space for daily life and entertaining guests. A good sized conservatory offering views of the garden as well as an extra space to enjoy. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

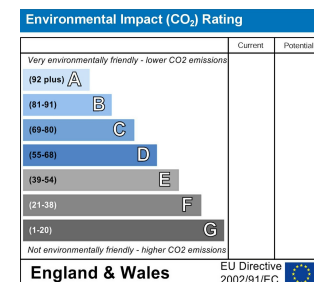
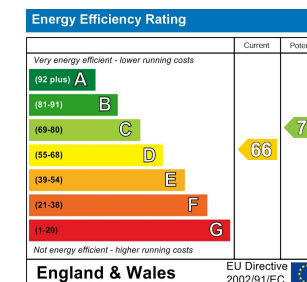
Outside, the home benefits from a driveway, integrated garage, and a great-sized rear garden perfect for family gatherings. Situated with easy access to reputable Solihull schools, local amenities, and transport links, this house is ideal for anyone looking to create their dream home in a highly sought-after area.

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Total floor area 101.0 sq.m. (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Location

Positioned within the sought-after Olton area, Langley Hall Road offers an appealing balance of established residential surroundings, excellent local amenities and abundant green space. With Langley Hall Park close by, nearby schooling, Olton Railway Station and the extensive recreational facilities of Olton Jubilee Park, the location is particularly well suited to family life. Birmingham and Solihull are also readily accessible, making this a wonderfully connected.

Living room

19'3" x 10'7"

Kitchen

12'0" x 7'7"

Bedroom 1

13'9" x 9'6"

Bedroom 2

10'9" x 9'3"

Bedroom 3

9'8" x 9'1"

Bathroom

9'1" x 6'0"

Garage

16'9" x 8'3"

Garden

Mature garden with a large paved patio, surrounded by green shrubs, hedges, and climbing plants. A small conservatory opens onto the patio,

Outside

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating)

and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Tenure

The Agent understands that the property is freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within Solihull Metropolitan Borough Council and is Tax Band C

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

Anti-Money Laundering

Move With Us will be taking a charge of £49 (plus VAT) a total cost of £58.80 to purchasers to cover the costs of customer due diligence. Should an offer be accepted, this non-refundable charge will be payable and taken by phone as part of the Move With Us purchaser compliance call before a memorandum of sale can be issued.

Referral fees

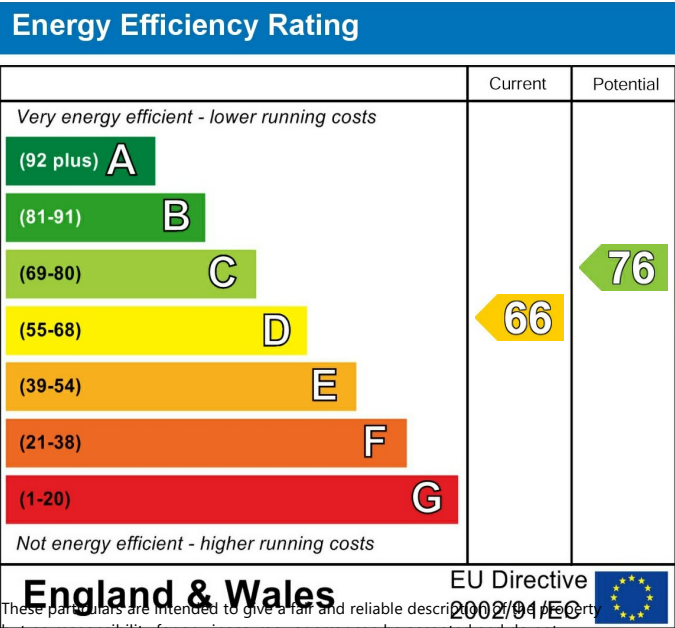
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fittings and Fixtures

Only those items mentioned in these sales particulars will be included in the sale of the property

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



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