



## 101 Rangoon Road

Solihull, B92 9DF

£390,000



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HS Homes welcomes this 4-bedroom semi-detached substantial family home to market, situated in a quiet residential cul-de-sac and offset from the road. The property benefits from a private driveway and a converted garage, now offering additional living space within the home.

Entering through the porch, you are welcomed into a generous entrance hall with access to all rooms on the ground floor and the stairs to the first floor. The first reception room, originally the garage, is a bright and versatile space with a window to the front, ideal for use as a fifth bedroom, playroom, or home office.

To the front of the property, the modern kitchen-diner features a large traditional bay window, sleek worktops, ample cupboard space, and a unique internal window connecting it to the lounge—an attractive and characterful feature. The hallway also offers a large under-stairs storage cupboard before opening into the spacious open-plan lounge, which boasts a feature fireplace and double patio doors leading out to the garden. Sliding doors from the

lounge provide access to a fully glazed conservatory, flooding the space with natural light and offering additional room for relaxation or dining.

From the lounge, you also gain access to the extended utility area, which includes a window overlooking the garden and an additional ground-floor shower room, complete with a double shower, WC, and vanity sink.

The garden is beautifully landscaped and arranged over two levels: an elevated paved terrace perfect for entertaining and dining, and a lower lawn area with a storage shed.

Upstairs, there are four good-sized bedrooms and a family bathroom. The main bedroom to the front benefits from its own ensuite with a shower, WC, and sink. Bedrooms three and four also face the front, with bedroom three featuring a large bay window. Bedroom two, located at the rear, overlooks the garden and sits adjacent to the main bathroom, which includes a bath, WC, and sink with a frosted window for privacy.





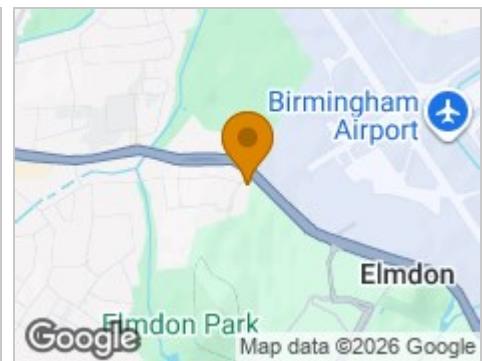
## Road Map



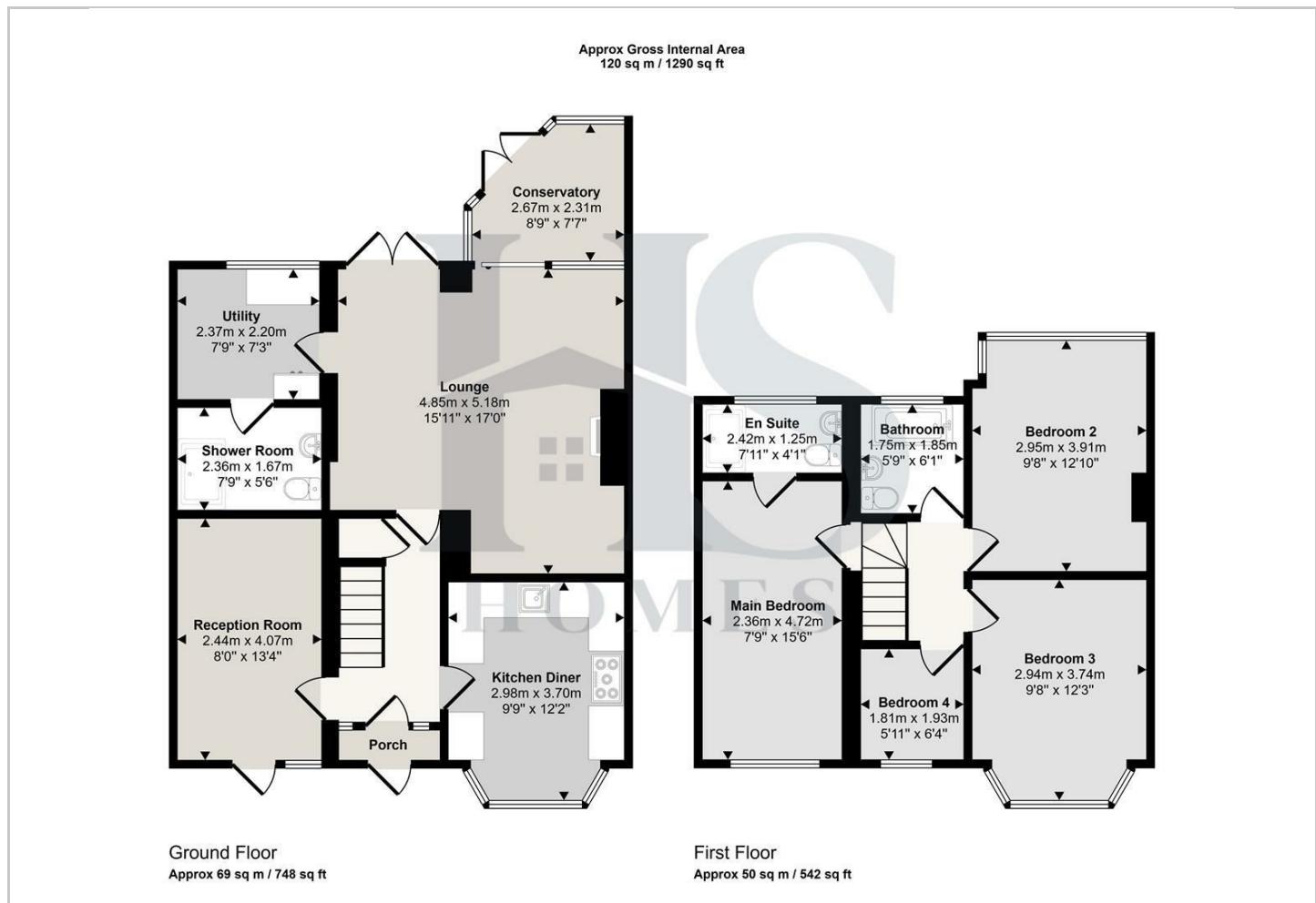
## Hybrid Map



## Terrain Map



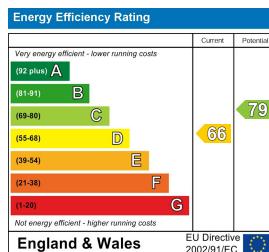
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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