



Lode Lane, Solihull

Offers Over £360,000

- SEMI DETACHED
- UTILITY
- PRIVATE MATURE GARDENS
- GREAT CENTRAL LOCATION
- CHAIN FREE
- THREE BEDROOMS
- OFF ROAD PARKING
- POTENTIAL TO EXTEND (STPP)
- BRIGHT AND AIRY THROUGHOUT

This attractive three bedroomed semi detached property is located on Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The house is within a short distance of Solihull centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area.

The property is set back from the road behind a deep block paved driveway.

ENTRANCE PORCH

Accessed via glazed upvc door leading through to inner door to hallway

ENTRANCE HALL

Allowing access to the living dining room and stairs to first floor. with ceiling light and wall mounted radiator.

LIVING DINING ROOM **23'11" x 12'0" (7.294 x 3.675)**



A large bright room with window to front elevation and glazed sliding door to the rear elevation providing access to the conservatory. Having large inglenook style brick built fire place, wall mounted radiator, double ceiling light and wall mounted lights.

KITCHEN BREAKFAST ROOM **17'7" x 9'2" (5.364 x 2.812)**



A fully fitted kitchen with a range of wall mounted and base level units with integrated appliances including electric oven hob and extractor, fridge freezer, double sink with mixer tap. This room is split into two areas with the second area providing ample space for a breakfast table. Having windows to the rear elevation and door onto the rear garden with an access door through to the shower room and garage/utility space.

CONSERVATORY **8'7" x 10'0" (2.622 x 3.063)**



A good sized conservatory with French doors opening onto the patio.

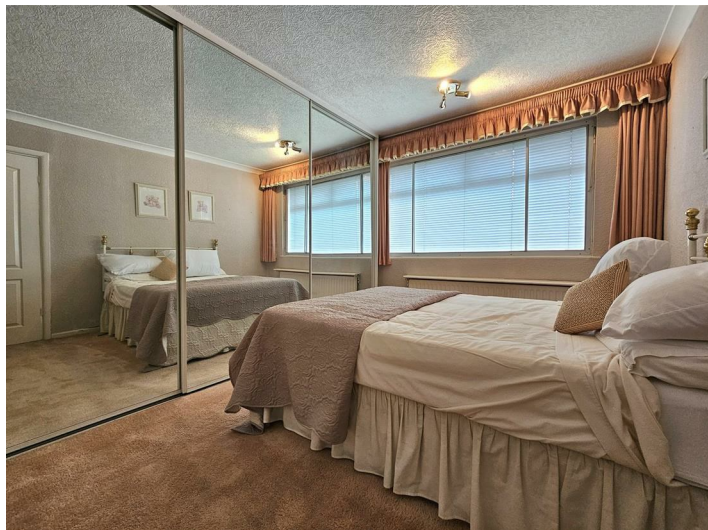
SHOWER ROOM **6'3" x 6'5" (1.918 x 1.978)**

A fitted shower room with shower cubicle with electric shower, toilet and wash basin, with window to side elevation and central ceiling light.

GARAGE/UTILITY SPACE **8'11" x 9'1" (2.732 x 2.789)**

With barn doors opening onto the drive way. A good garage space that is currently being used as a working utility with space and plumbing for washers and dryers and ample storage. With a window to the side elevation power and lighting.

BEDROOM ONE
10'4" x 11'11" (3.157 x 3.650)



A good sized double room with fitted wardrobe storage and window to front elevation. with wall mounted radiator and central ceiling light.

BEDROOM TWO
10'5" x 11'0" (3.178 x 3.373)



Another double room with fitted wardrobes. With a window to the rear elevation, wall mounted radiator and central ceiling light.

BEDROOM THREE
8'2" x 7'9" (2.493 x 2.381)

A smaller room with window to front elevation, wall mounted radiator and central ceiling light.

BATHROOM
7'9" x 5'5" (2.370 x 1.673)



A fitted white suit bathroom with bath and shower screen, toilet and wash basin. With a window to the rear elevation, ceiling light and wall mounted heated towel rail.

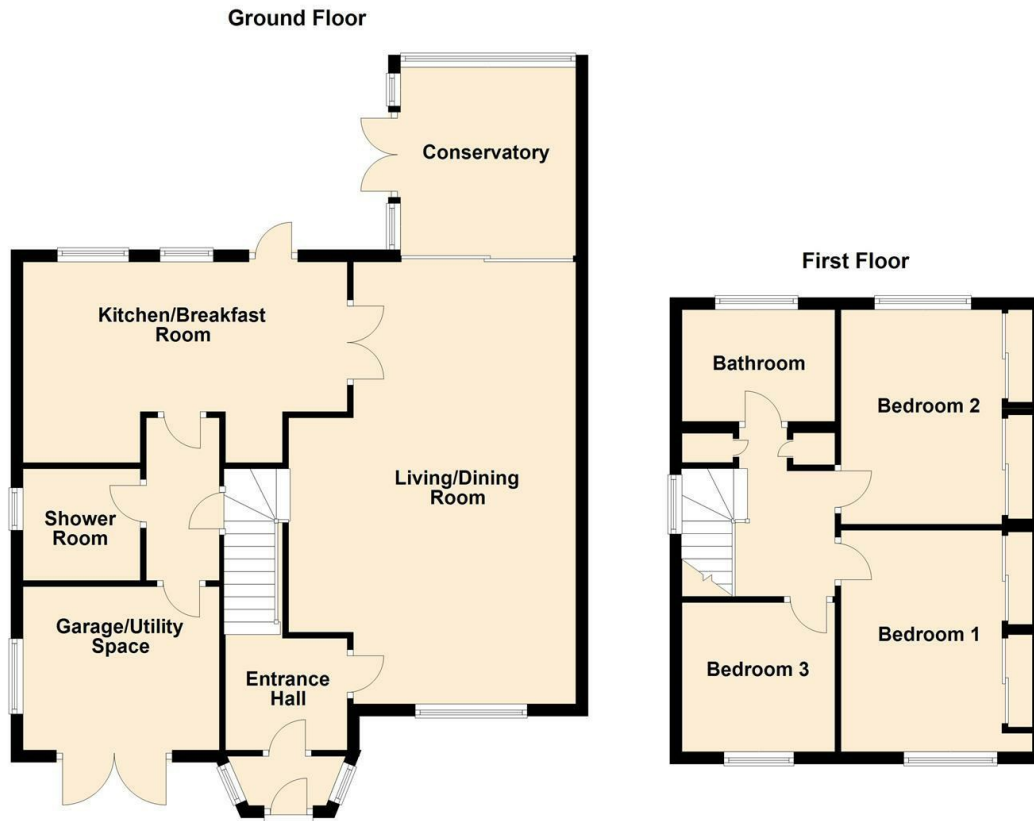
OUTSIDE



With an attractive block paved drive way with lawned side garden and planted borders. To the rear we have a gorgeous garden stacked with mature shrubs and plants offering a really private oasis. With garden sheds to the rear of the garden. Having various seating areas and a fishpond that is well stocked with plants and fish.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band C

VIEWING

By appointment only please with the Solihull Office on 0121 711 1712.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:
486 Lode Lane Solihull
Solihull B92 8NU

Council Tax Band: C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk