



melvyn  
**Danes**  
ESTATE AGENTS

Lode Lane

Solihull

Offers Over £360,000



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.





# ACCOMMODATION

## 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"



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.





**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.

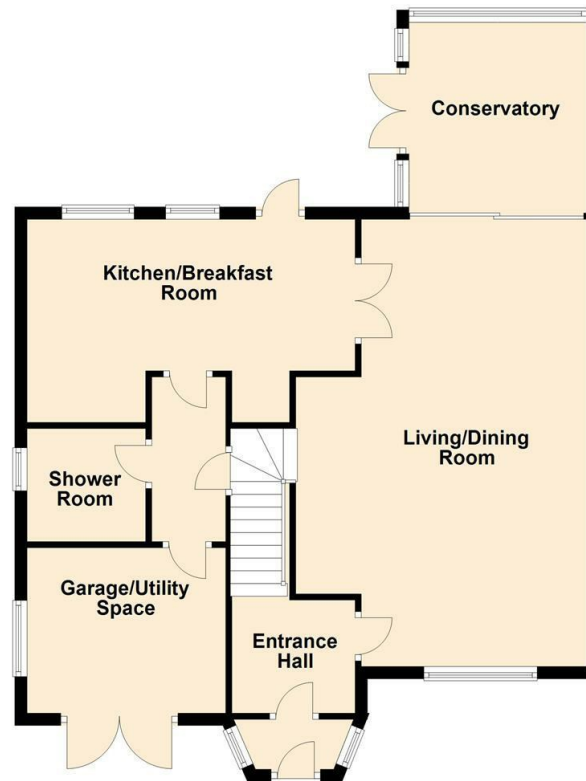
**THE CONSUMER PROTECTION REGULATIONS**

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.

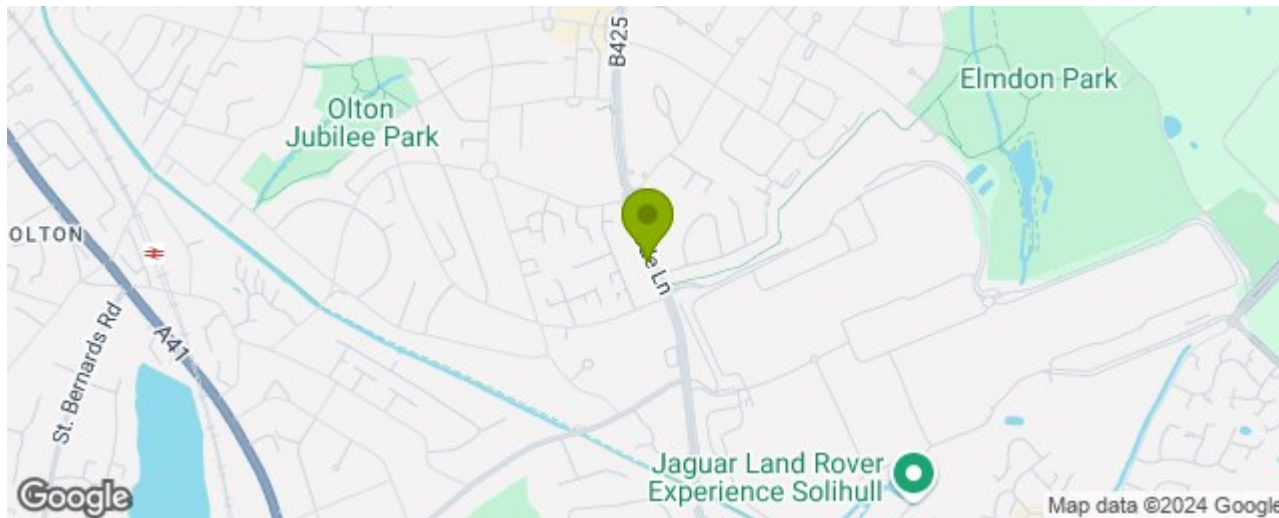
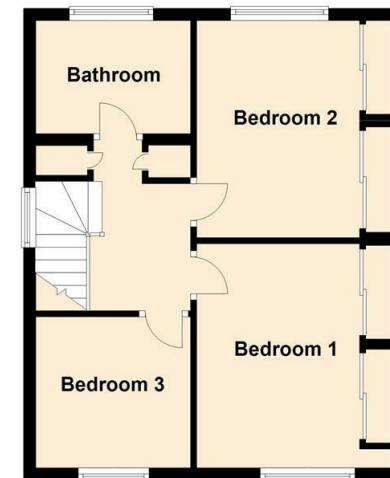
**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and 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.

**Ground Floor**



**First Floor**



**486 Lode Lane Solihull Solihull B92 8NU**  
**Council Tax Band: C**

**Energy Efficiency Rating**

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

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.