



melvyn
Danes
ESTATE AGENTS

Anchor Lane

Solihull

Asking Price £250,000

Anchor Lane leads from Moat Lane, a short distance from its junction with Lode Lane. Situated on the former British Gas site, Anchor Lane and adjoining Wharf Lane offer a variety of modern apartments and houses. There is a parade of local shops together with a public house and doctors surgery nearby at the junction of Cornyx Lane and Damson Lane.

Regular bus services operate along Lode Lane which will take you to the town centre or in the opposite direction to the A45 Coventry Road in Sheldon and on into the city of Birmingham. Travelling in the opposite direction along the A45 one will come to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 Motorway which forms the hub of the national motorway network.

Number 5 is situated on the left hand side as you enter the road and has private rear off road parking and a small fore garden. The accommodation is in good order and briefly comprises of entrance hall, ground floor WC, living room, kitchen breakfast room with space for table, two double bedrooms one with fitted wardrobes, bathroom, various storage cupboards, off road parking and private rear landscaped gardens.

Holding an ideal location, within walking distance to local amenities and a short walk to Solihull Town Centre. We expect this property to generate good interest.



ACCOMMODATION

Entrance Hall

WC

Living Room

10'0" x 14'11"

Kitchen Breakfast Room

7'9" x 13'0"

Bedroom One

10'11" x 8'5"

Bedroom Two

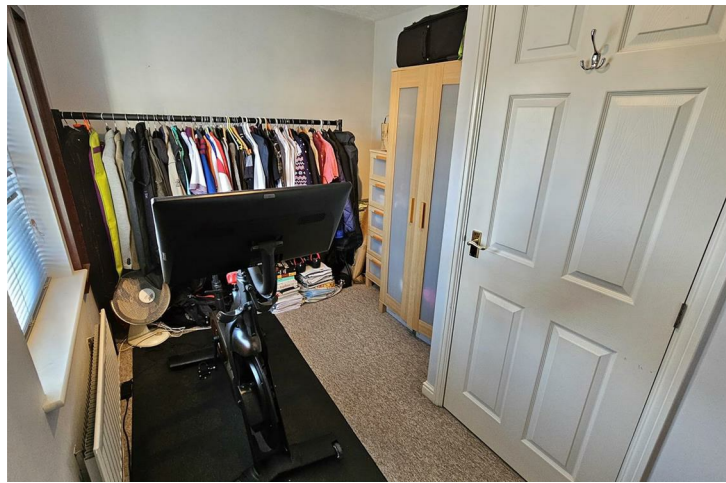
6'1" x 7'9" + 6'9" x 4'10"

Bathroom

6'1" x 6'1"

Gardens

Off Road Parking



LOCATION

Leaving the town centre of Solihull via New Road turn left at the traffic lights onto Old Lode Lane. Proceed past Solihull Hospital, straight on at the traffic light junction with Solihull Bypass and at the next set of traffic lights turn right into Moat Lane. Continue along and take the first turning on the left into Anchor Lane where the property will be found on the left hand side.

VIEWING By appointment only please with the Solihull office on

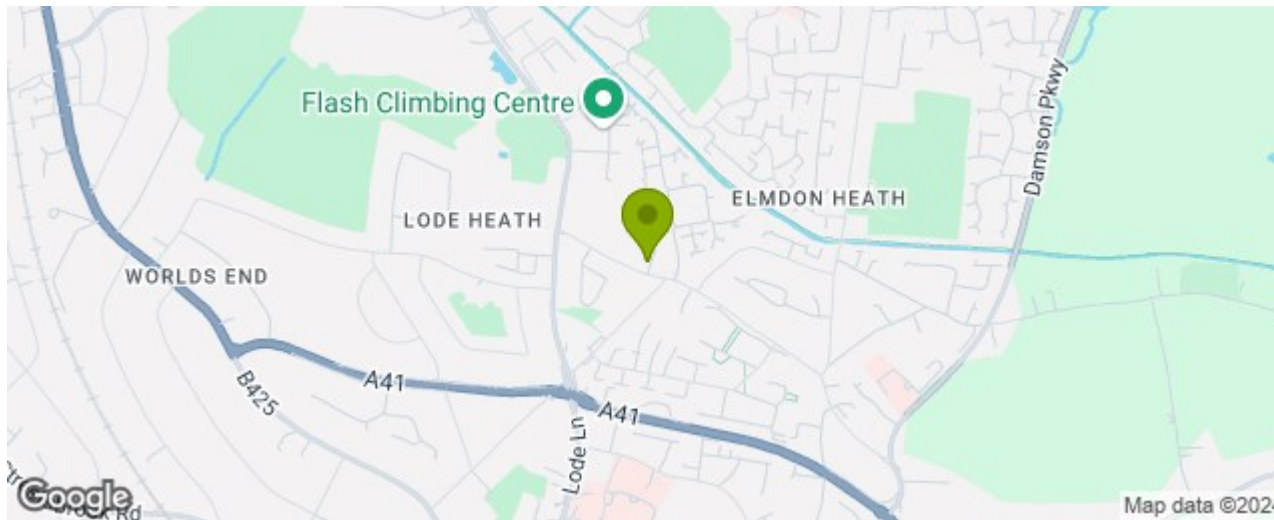
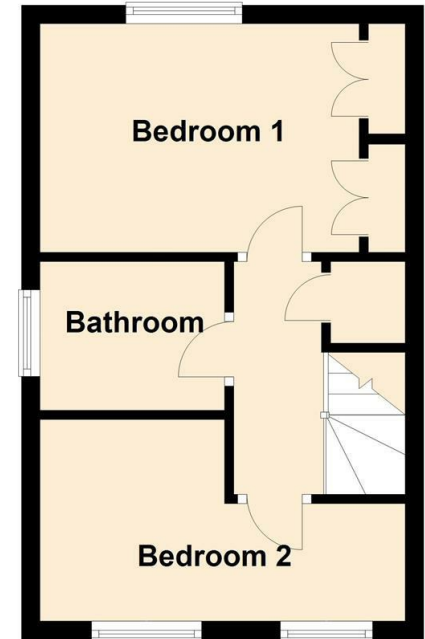
FLOOR PLAN Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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.

Ground Floor



First Floor



5 Anchor Lane Solihull Solihull B91 2JN
Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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