



45 Moat Lane

Solihull, B91 2LN

Andrew Grant

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4 Bedrooms 2 Bathrooms 3 Reception Rooms

A spacious four bedroom semi detached home offering no onward chain, bright kitchen spaces and an excellent south facing garden, all set within a highly convenient Solihull location.

- A well presented semi detached four bedroom property offering no onward chain and generous accommodation.
- Excellent ground floor space including a living room, dining room and bright kitchen.
- A good size south facing rear garden with lawn, patio and defined planting areas.
- Extensive off road parking set across a wide block paved frontage.
- Located in a convenient area close to amenities, schools and transport links.

This four bedroom semi detached home at 45 Moat Lane offers no onward chain, generous space, a practical layout and a superb south facing garden. The ground floor includes a central hallway, bright kitchen with utility area, dining room, spacious living room and an additional family room overlooking the garden, along with a convenient ground floor bathroom. The first floor provides four well sized bedrooms and a modern shower room, offering flexibility for family life or home working. The south facing rear garden features a wide lawn, patio and defined planting, while the large block paved driveway provides parking for several vehicles. This is a well balanced home in a desirable and convenient location.

1358 sq ft (126.2 sq m)





The kitchen and utility

The kitchen presents a bright and generously arranged setting that supports daily routines with ease. Extensive work surfaces and fitted storage create a practical environment for cooking and preparation, while the well planned layout encourages effortless movement throughout the space. Multiple windows allow natural light to flow in, enhancing the sense of openness and connection to the garden.





The room leads directly into the utility area, which provides further worktop space, additional appliance accommodation and a useful link to the rear patio. This arrangement strengthens the home's practicality by creating a dedicated area for household tasks away from the main kitchen. With views across the garden and convenient access to the outdoor seating area, the kitchen and utility together form a highly functional hub ideal for family life and everyday living.





The living room

The living room offers an impressive and well proportioned space that encourages relaxed everyday living. Its open layout allows a natural flow towards the rear family room, creating an inviting environment for gatherings and quiet moments alike. Generous windows draw in natural light and frame views of the garden, while the central fireplace forms a focal point that enhances the welcoming feel of this substantial ground floor room.





The dining room

The dining room sits at the front of the home and offers a well proportioned space ideal for everyday meals or more formal occasions. Its position off the hallway allows easy access to the kitchen and living room, creating a practical and inviting setting for gatherings. The bay window enhances the sense of openness and frames a pleasant outlook, making this an appealing place to dine and entertain.



The family room

The family room offers a bright and versatile space that creates a natural extension to the main living room. Its large glazing draws in generous light while providing direct views and access to the garden, making it ideal for relaxation or informal gatherings. This welcoming room enhances the flow of the ground floor and offers an appealing setting for quiet moments, everyday use or family time.





The ground floor bathroom

The ground floor bathroom offers a well arranged and practical space designed to support daily routines. It features a modern suite with a bath and shower over, complemented by useful fitted storage and good natural light. Its position off the hallway enhances convenience for household use and provides an additional facility that works particularly well for guests and busy family life.





The hallway

The hallway provides a welcoming introduction to the home with direct access to the main ground floor rooms and the staircase rising to the first floor. Useful storage is positioned beneath the stairs, offering a practical place for everyday essentials. This central space enhances movement throughout the property and creates an efficient and inviting entry point for both family living and visiting guests.



The primary bedroom

The primary bedroom offers a generous and well arranged space. A wide window draws in natural light and provides a pleasant outlook across the surroundings. The room includes extensive fitted wardrobes that enhance practicality and create an organized environment. Its size and layout make it an appealing main bedroom that comfortably supports everyday living.



The second bedroom

The second bedroom provides an inviting and versatile space. A broad window brings in plenty of natural light and frames an open outlook across the surroundings. The room is arranged to suit a variety of needs, offering an ideal setting for a main bedroom alternative, guest accommodation or a dedicated workspace, all within easy reach of the first floor facilities.



The third bedroom

The third bedroom sits at the front of the home and benefits from a bright and open outlook. The layout is designed to support a variety of uses, offering an ideal setting for a bedroom, study or guest room. Its proportions allow for comfortable everyday living and the natural light from the wide window adds to the welcoming feel of this appealing first floor space.



The fourth bedroom

The fourth bedroom layout provides a practical setting for use as a bedroom, study or guest space, offering flexibility to suit individual needs. A wide window brings in natural light which enhances the inviting feel of this well arranged room within the first floor.



The shower room

The first floor shower room offers a bright and well arranged space designed for everyday convenience. It features a generous shower enclosure, a modern wash area and useful fitted storage that supports practical family living. A window introduces natural light and ventilation, creating a comfortable environment. This room provides an efficient and attractive facility that complements the bedroom accommodation on the upper floor.



The rear garden

The rear garden offers an impressive outdoor setting with a broad lawn and established planting that creates a welcoming environment. A generous patio provides an ideal space for relaxing or entertaining with steps leading to a further raised area that enhances the sense of depth. The garden enjoys a favourable orientation and a high level of privacy, making it a valuable extension of the living space and well suited to family life.







The driveway and parking

The property is approached via a generous block paved driveway that provides excellent off road parking for several vehicles. The wide frontage creates an attractive entrance and offers easy access to the home. Mature planting to the boundaries adds a sense of privacy while the extensive parking area delivers valuable convenience for families or those with multiple vehicles, making everyday living and visiting straightforward and efficient.

Location

45 Moat Lane is situated within a convenient and well regarded area that offers a strong blend of amenities, schooling and transport connections. Everyday essentials including shops, cafés and services are located within easy reach, while Solihull town centre provides an extensive range of retail and leisure options. Local parks and open spaces offer opportunities for walking and recreation.

Families benefit from access to respected primary and secondary schools in the surrounding area, making the location well suited to long term family living. The wider Solihull region is known for its educational choice and community atmosphere, contributing to the appeal of the neighbourhood.

Transport links are excellent. Nearby bus routes provide reliable services to central Solihull and neighbouring districts, while rail stations in the area offer direct connections to Birmingham, London and wider destinations. Road networks including the M42 and A41 are easily accessible, supporting straightforward travel for commuters.

This address provides a balanced lifestyle with convenience, strong local amenities and good connectivity, making it an attractive setting for a variety of households seeking comfort and practicality in Solihull.

Services

The property benefits from mains gas, electricity, water and drainage.

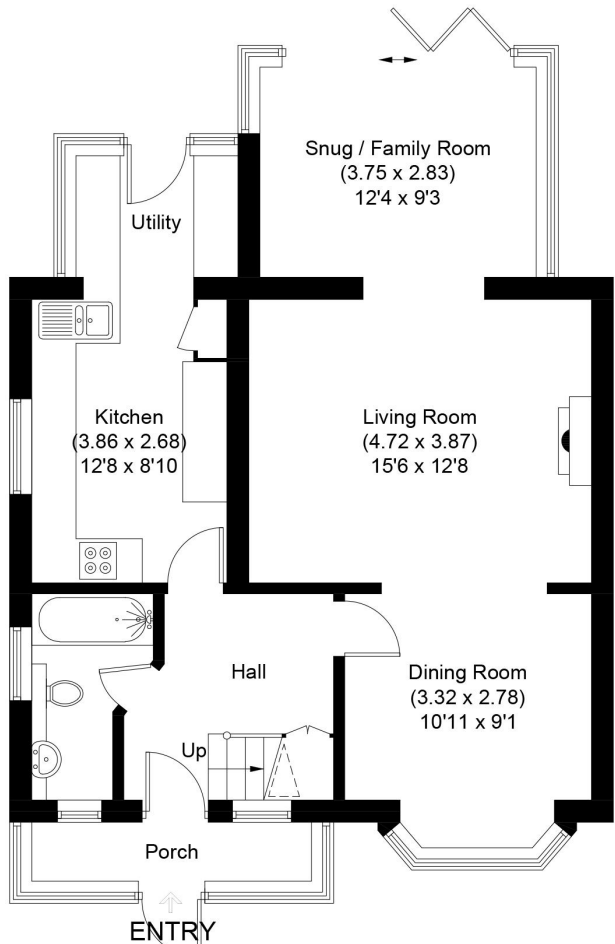
Council Tax

The Council Tax for this property is Band D.



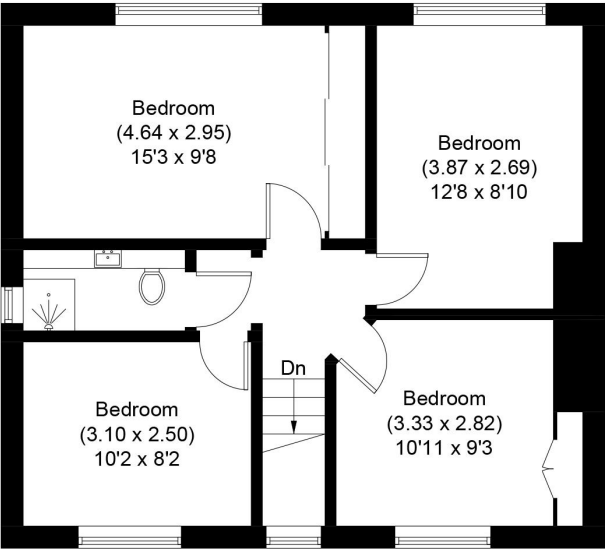
Moat Lane

Approximate Gross Internal Area
Ground Floor = 74.5 sq m / 802 sq ft
First Floor = 51.7 sq m / 556 sq ft
Total = 126.2 sq m / 1358 sq ft



Ground Floor

[Dashed box] = Reduced headroom below 1.5m / 5'0"



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.



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