



Old Lode Lane, Solihull

Offers Around £415,000

- SPACIOUS SEMI DETACHED PROPERTY
- LOUNGE
- KITCHEN
- BATHROOM
- REAR GARDEN
- GUEST CLOAKS WC
- DINING ROOM
- FIVE BEDROOMS (FOUR OF WHICH ARE DOUBLES)
- LARGE GARAGE
- NO UPWARD CHAIN

Old Lode Lane leads directly off Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre along Old Lode Lane or out to the A45 Coventry Road at the Wearsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property is offered with no upward chain and is set back from the road behind a deep block set driveway flanked on both sides by large lawned foregardens. A sliding double glazed door provides access to the

PORCH

Having UPVC double glazed front door with side light release windows. opening to the

RECEPTION HALLWAY

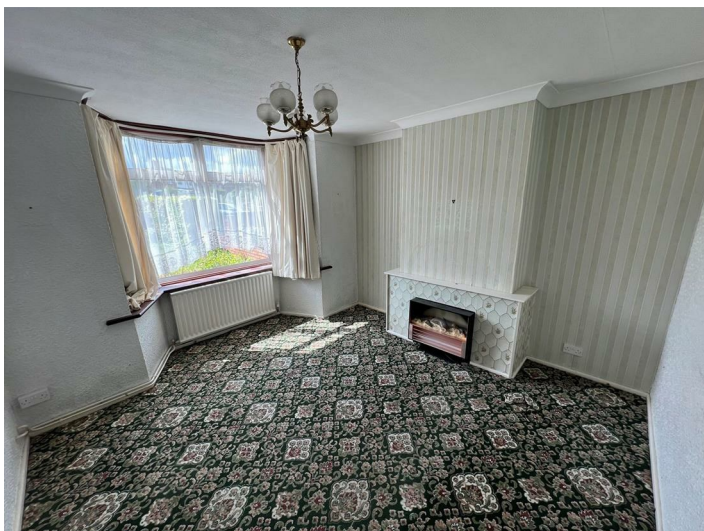
Having staircase rising to the first floor, ceiling light point, central heating radiator and doors opening to the lounge, dining room, kitchen and

GUEST CLOAKS WC

Having UPVC double glazed window to the front, ceiling light point, central heating radiator, low level WC and pedestal wash hand basin

LOUNGE

13'0" into bay x 11'9" max (3.96m into bay x 3.58m max)



Having UPVC double glazed bay window to the front, ceiling light point and central heating radiator

DINING ROOM

11'11" x 10'9" (3.63m x 3.28m)



Having sliding double glazed patio style doors to the rear garden, ceiling light point and central heating radiator

KITCHEN

13'6" x 11'5" (4.11m x 3.48m)



Having UPVC double glazed windows to the side and rear, ceiling light point, central heating radiator, wall and base mounted storage units with work surfaces over having inset sink and drainer, gas cooker point, understairs cupboard and door opening to the side garage

FIRST FLOOR LANDING

Having ceiling light point, airing cupboard, storage cupboard and doors off to five bedrooms and bathroom

BEDROOM ONE

13'6" into bay x 11'9" max (4.11m into bay x 3.58m max)



Having UPVC double glazed bay window to the front, ceiling light point, central heating radiator and built in wardrobes

BEDROOM TWO

13'10" max x 10'10" max (4.22m max x 3.30m max)



Having UPVC double glazed windows to the side and rear, ceiling light point and central heating radiator



BEDROOM THREE

13'11" x 9'1" max (4.24m x 2.77m max)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BEDROOM FOUR

12'0" x 10'8" (3.66m x 3.25m)

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

BEDROOM FIVE

8'5" x 6'7" (2.57m x 2.01m)

Having UPVC double glazed window to the front, ceiling light point and central heating radiator

BATHROOM



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, panelled bath, pedestal wash hand basin and low level WC

OUTSIDE

LARGE SIDE GARAGE

24'7" x 11'2" min (7.49m x 3.40m min)

Having windows to the side and rear, doors opening to the side and rear, two ceiling light points, wall mounted boiler and up and over door to the front driveway

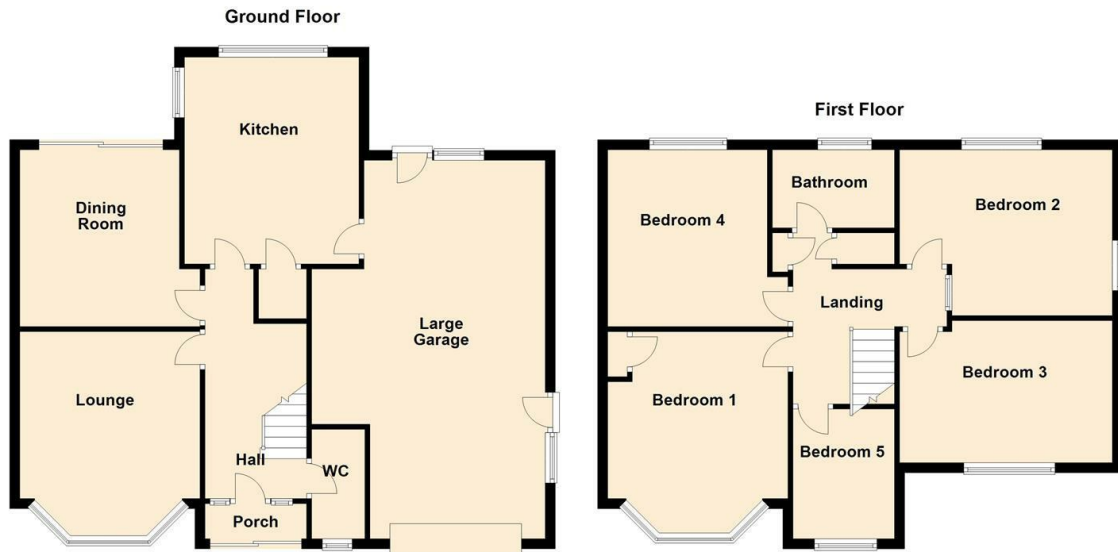
REAR GARDEN



Having raised paved patio area with sunken lawn area, additional side paved patio area with garden shed and access to the front driveway

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 D

VIEWING

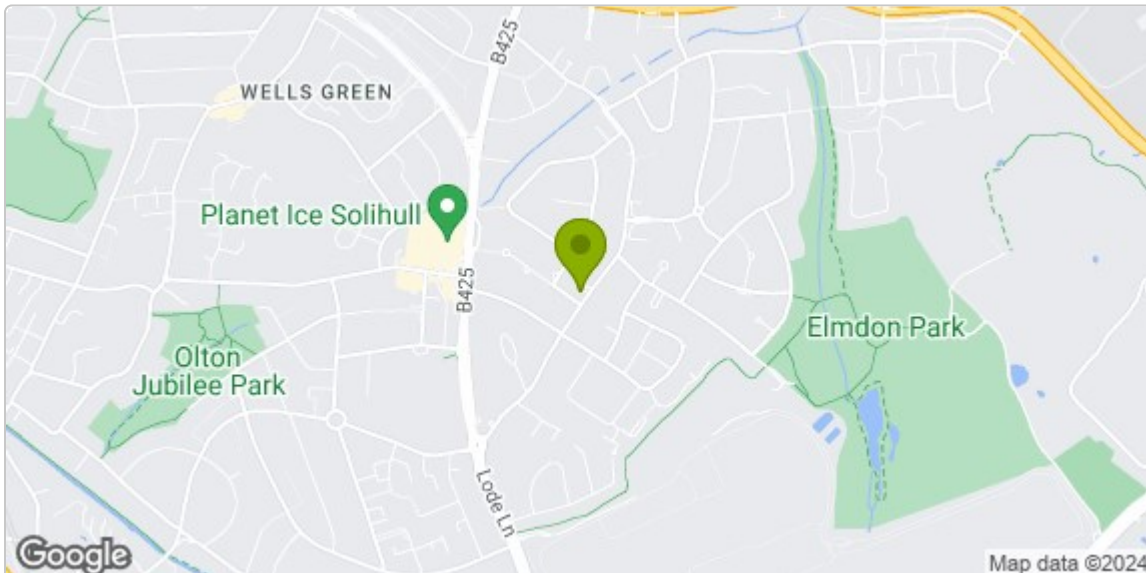
By appointment only please with the Shirley office on 0121 744 2801.

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.



Full Postal Address:

651 Old Lode Lane Solihull
B92 8NB

Council Tax Band: D

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

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