



Lugtrout Lane
Catherine-De-Barnes
Offers In Excess Of £475,000

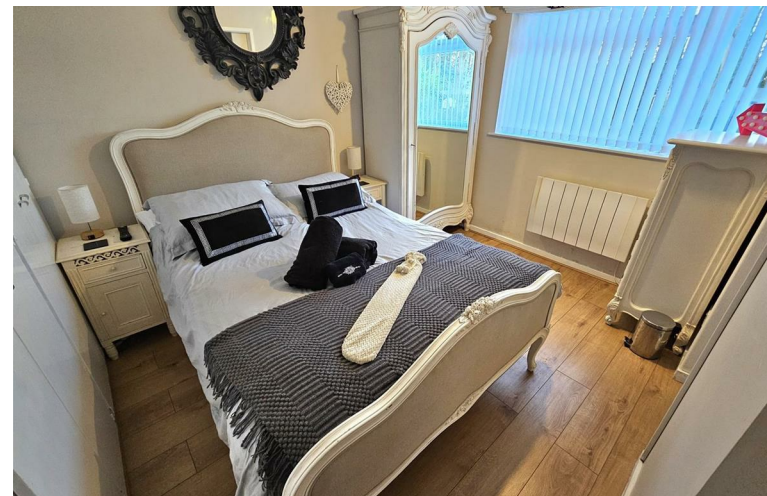
Description

Lugtrout lane is a sought after road on the outskirts of Solihull within Catherine-De-Barns and is located a short car ride from the town centre.

Solihull Town Centre offers an abundance of shopping facilities as well as its own main line London to Birmingham Train Station providing commuter services. A station is also located in Hampton In Arden and at Birmingham International Train Station which are nearby. Close to Birmingham International is Birmingham Airport, NEC ,Resorts World and Junction 6 of the M42 motorway.

The property is set back from the main road behind a private driveway allowing parking for numerous vehicles. The property is currently run as an AIRBNB business offering two sets of accommodation. The main accommodation is the conventional house its self comprising of, entrance porch, large living room, dining room, fitted kitchen with a range of integrated appliances, covered rear deck, three good sized bedrooms the principle with en-suite shower room, family bathroom. There is locked access into the studio annex via the kitchen. With large rear gardens backing onto the canal and ample off road parking to the front.

The annex is accessed independently from the front of the property and offers a studio style accommodation with fitted kitchenette, shower room and space for sofa/bed etc. This annex alone brings in about £14K income each year (£7,500 being tax free under rent a room allowance).



Accommodation

Entrance Porch

Living Room

14'2" x 17'11" (4.33 x 5.47)

Dining Room

10'9" x 8'7" (3.30 x 2.64)

Kitchen

10'9" x 12'5" (3.30 x 3.80)

Bedroom One

11'11" x 8'9" (3.64 x 2.67)

En-Suite Shower Room

Bedroom Two

12'1" x 12'7" (3.70 x 3.85)

Bedroom Three

8'6" x 7'9" (2.60 x 2.38)

Family Bathroom

Covered Deck

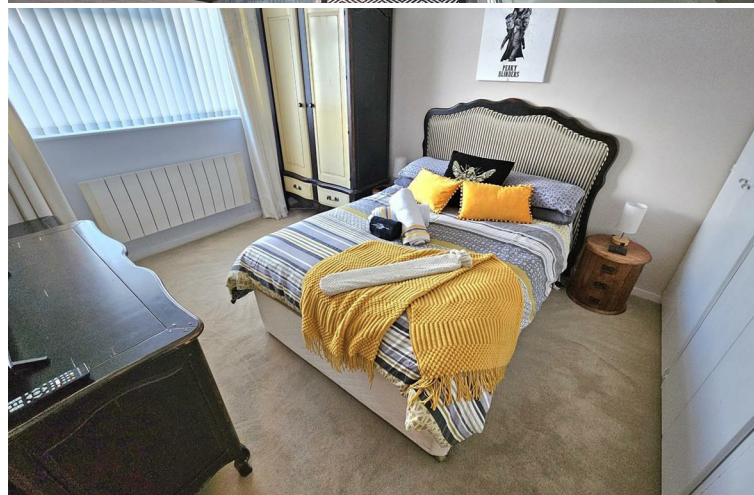
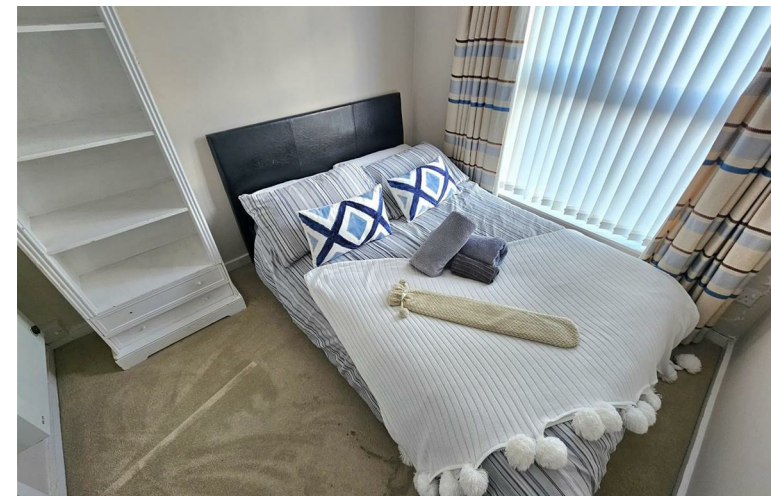
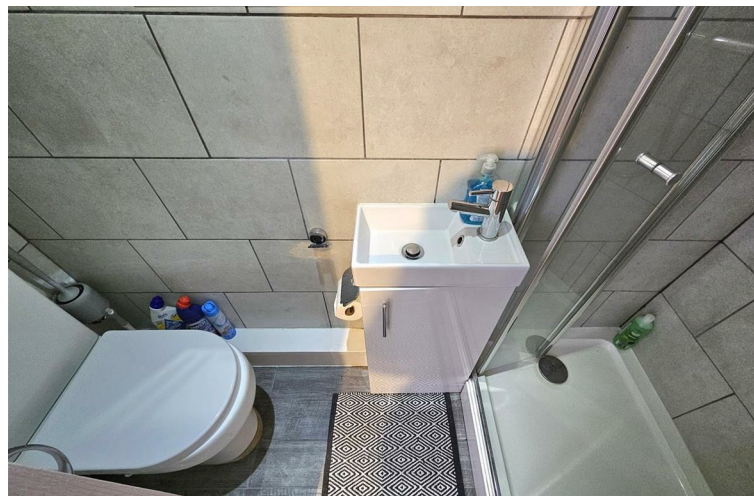
Large Private Garden

Off Road Parking

Studio Annex

26'10" x 8'5" (8.20 x 2.58)

Shower Room

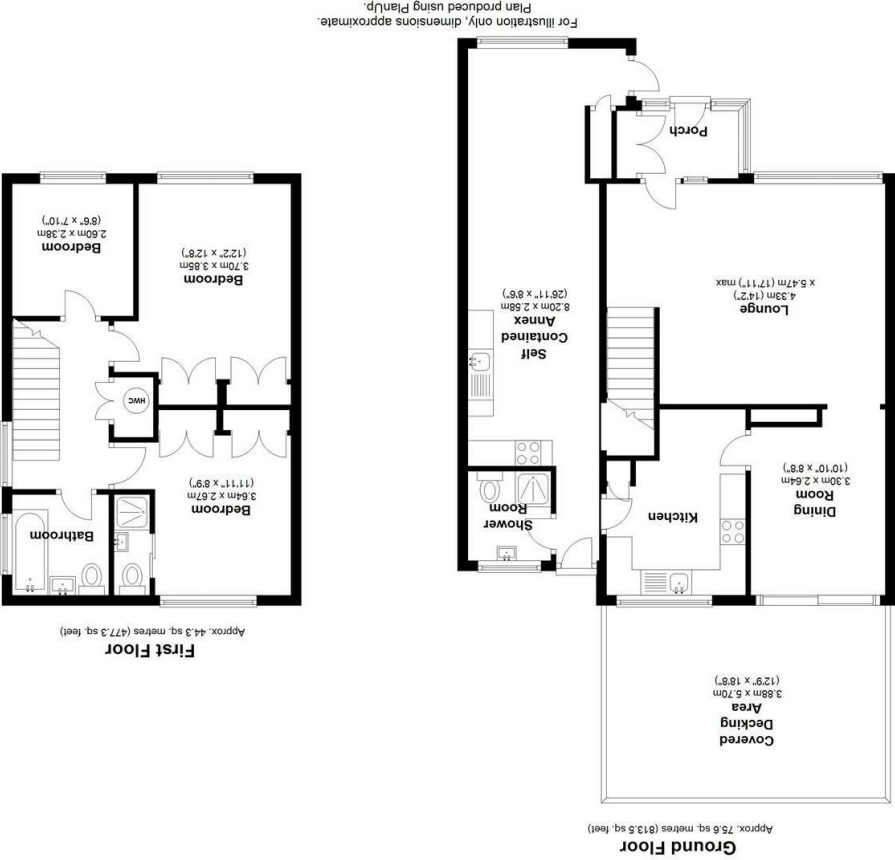


TENURE: We are advised that the property is freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/02/2025. Actual service availability at the property or speeds received may be different.

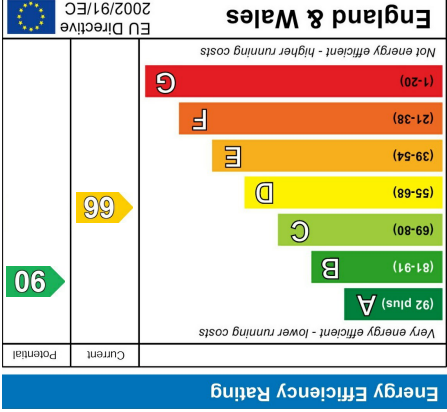
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 26/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



385 Lugrout Lane Catherine-De-Barnes Solihull B91 2TN
Council Tax Band: E



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.