

melvyn
Danes
ESTATE AGENTS



Dove House Lane

Solihull

Offers Around £700,000

Description

Dovehouse lane is a sought after road in the centre of Solihull linking Warwick Road and Lode Lane. The road lends its self to prestigious traditional and new builds and this gem certainly fits the bill.

A large four bedroomed semi detached property on a particularly generous plot.

Lode Lane and Warwick Road offer easy access to Solihull By-Pass which joins the M42 motorway at Junction 5. Close to Junction 6 are the National Exhibition Centre, Birmingham International Airport and Railway Station and the National Motorcycle Museum.

Travelling away from Solihull, Lode Lane will take you to the A45 Coventry Road which provides access to Birmingham city centre, as does the A41 Warwick Road, passing Olton and Acocks Green where there are local shops.

An ideal location therefore for this superb property and plot which is set well back from the road behind a deep driveway. This well proportioned family home has open plan kitchen/family space, lounge, dining room, study, ground floor shower room and storage area. On the first floor there is a master bedroom, double bedroom with en-suite, two further bedrooms and family bathroom. There is a beautifully maintained, good size rear garden.



PORCH

RECEPTION HALLWAY

DINING ROOM

13'8"into bay x 11'6" (4.17minto bay x 3.51m)

LOUNGE

16'7"into bay x 11'6" (5.05minto bay x 3.51m)

OPEN PLAN KITCHEN/FAMILY ROOM

20'4" max x 25'5" max (6.20m max x 7.75m max)

STUDY

14'5" x 7'7" (4.39m x 2.31m)

GROUND FLOOR SHOWER ROOM

STORAGE AREA

FIRST FLOOR LANDING

BEDROOM ONE

16'5"into bay x 11'6" (5.00minto bay x 3.51m)

BEDROOM TWO

14'6" x 7'9" (4.42m x 2.36m)

EN-SUITE

BEDROOM THREE

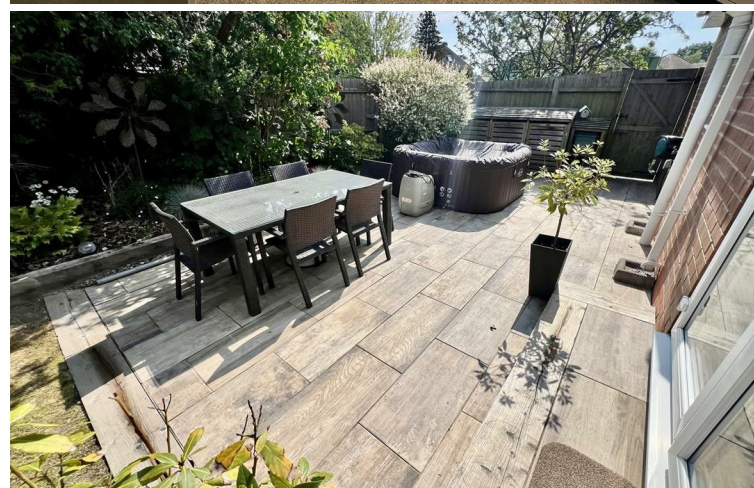
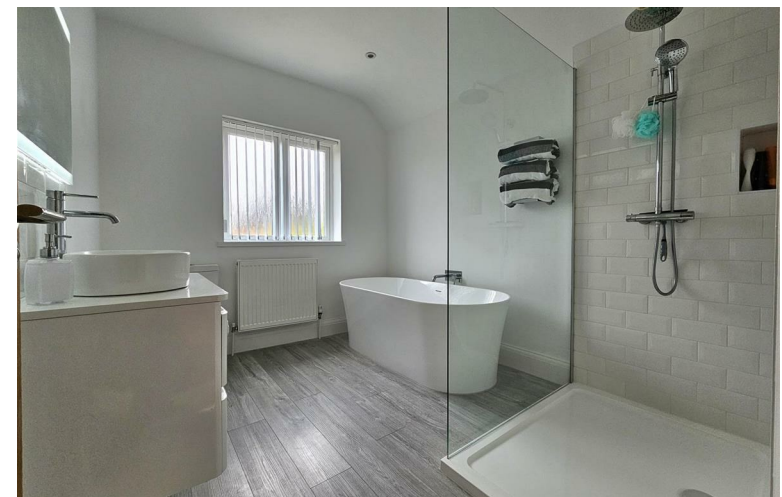
14'2" x 11'6" (4.32m x 3.51m)

BEDROOM FOUR

7'3" x 7'2" (2.21m x 2.18m)

BATHROOM

REAR GARDEN



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 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 22/05/2025. Actual service availability at the property or speeds received may be different.

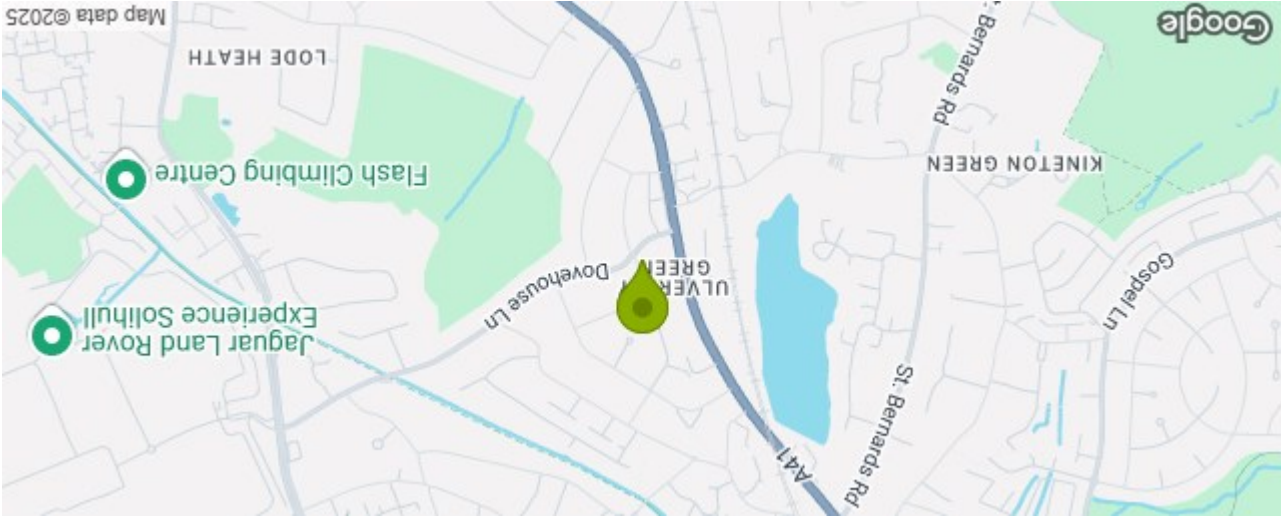
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



15 Dove House Lane Solihull B91 2HA
Council Tax Band: E

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

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.