



melvyn  
**Danes**  
ESTATE AGENTS

Old Lode Lane  
Solihull  
Offers Over £350,000



## Description

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 Wheatsheaf 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 was constructed in 2020 so still have the benefit of builder guarantees and is kitted out with modern and stylish fixtures and fittings.

The property is approached via a large drive way allowing parking for numerous vehicles with a paved pathway leading to the front door allowing access into the accommodation which comprises of entrance hall with under stair storage and access into the good sized living room, ground floor WC and the open plan fitted kitchen/dining room. The kitchen is a great sized and benefits from a range of integrated appliances. breakfast bar island with added storage and French doors opening onto the rear garden.

To the first floor we have three double bedrooms as well as the family bathroom with p shaped bath and thermostatic shower over. Loft access can be gained via a drop down loft ladder access from the third bedroom and airing cupboard storage is off the landing.

To the rear we have a good sized private garden with separate side passage access and having a large patio area, artificial lawn and a second patio with seating and garden shed bordered by panelled fencing.



## Accommodation

### Entrance Hall

### Living Room

12'7" x 12'10" (3.837 x 3.932)

### Kitchen/Dining Room

16'8" x 12'11" (5.102 x 3.950)

### Ground Floor WC

### Bedroom One

10'3" x 13'11" (3.146 x 4.255)

### Bedroom Two

9'0" x 15'7" (2.747 x 4.768)

### Bedroom Three

7'4" x 11'11" (2.237 x 3.639)

### Bathroom

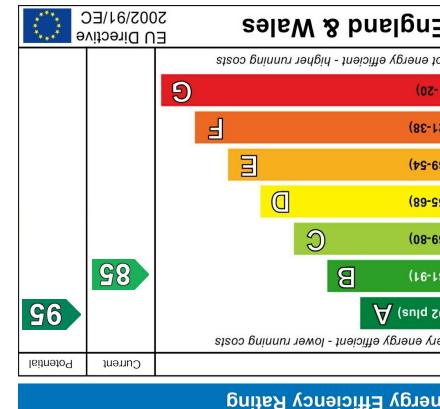
7'11" x 6'0" (2.432 x 1.836)

### Private Rear Gardens

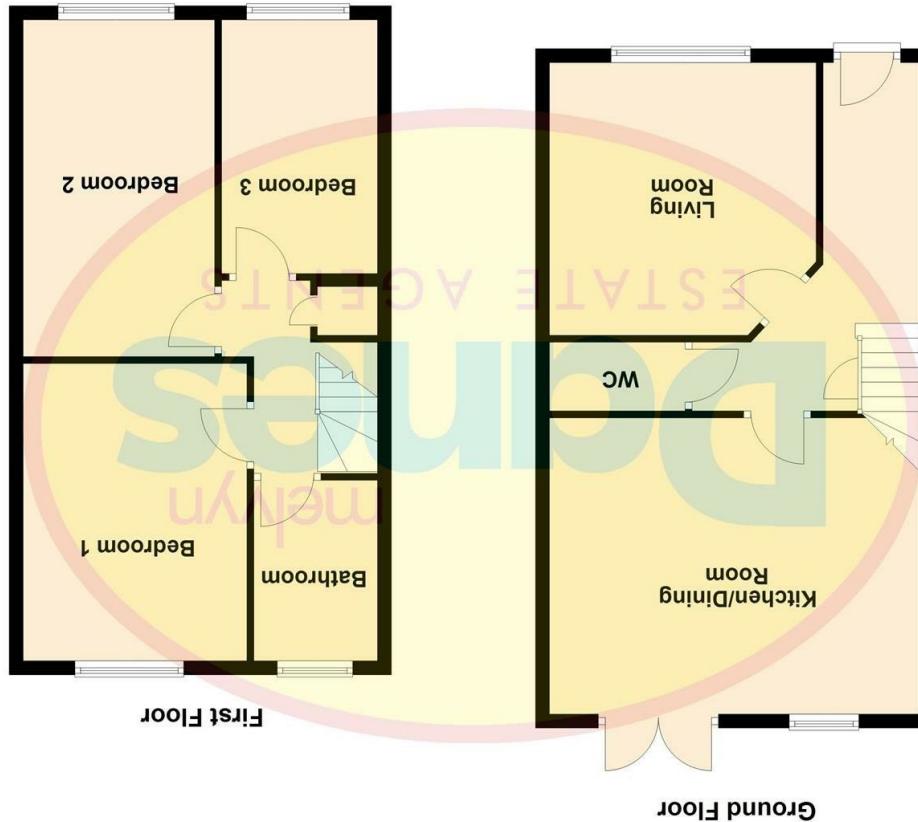
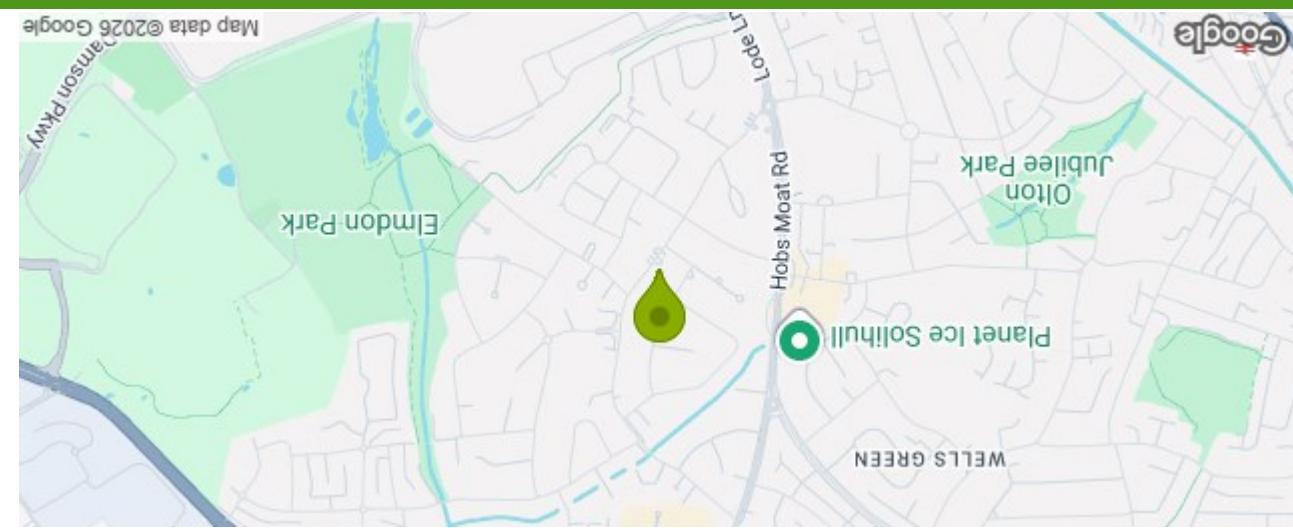
### Off Road Parking



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.



57 Old Lodge Lane Solihull Solihull B92 8NB



evaluate this from time to time. To avoid the need to request detailed identity information from vendors and to minimize individuals and companies and the beneficial owners of organizations and trusts before accepting new instructions, and to minimize individuals, however, should review publicly available information on companies and their shareholders, we may use approved external services which review publicly available information from vendors and intermediaries. However, if you do not provide sufficient evidence to confirm identity, we may write to you to ask for identification evidence. If you and we make a provision for you to do so, we will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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 a written confirmation 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 buyer must obtain verification from their solicitor. Photographs are not intended 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 guarantee them to be in working order.

WEBSITE: [www.hochekr-oc.com.au](http://www.hochekr-oc.com.au) We understand that the property is nearby to Hovey's Hill and can be reached via the Hovey's Hill Road.   
ARTICLES: [www.hochekr-oc.com.au/2022/10/2022](http://www.hochekr-oc.com.au/2022/10/2022). Please note that certain services available may be different depending on the particular circumstances, precise location and network outages.

**BROADBAND:** We understand that the standard broadband speed at the property is around 8 Mbps, however please note that the results will vary depending on the time a speed test is carried out. The estimated fastest download speed achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/10/2022. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold.