



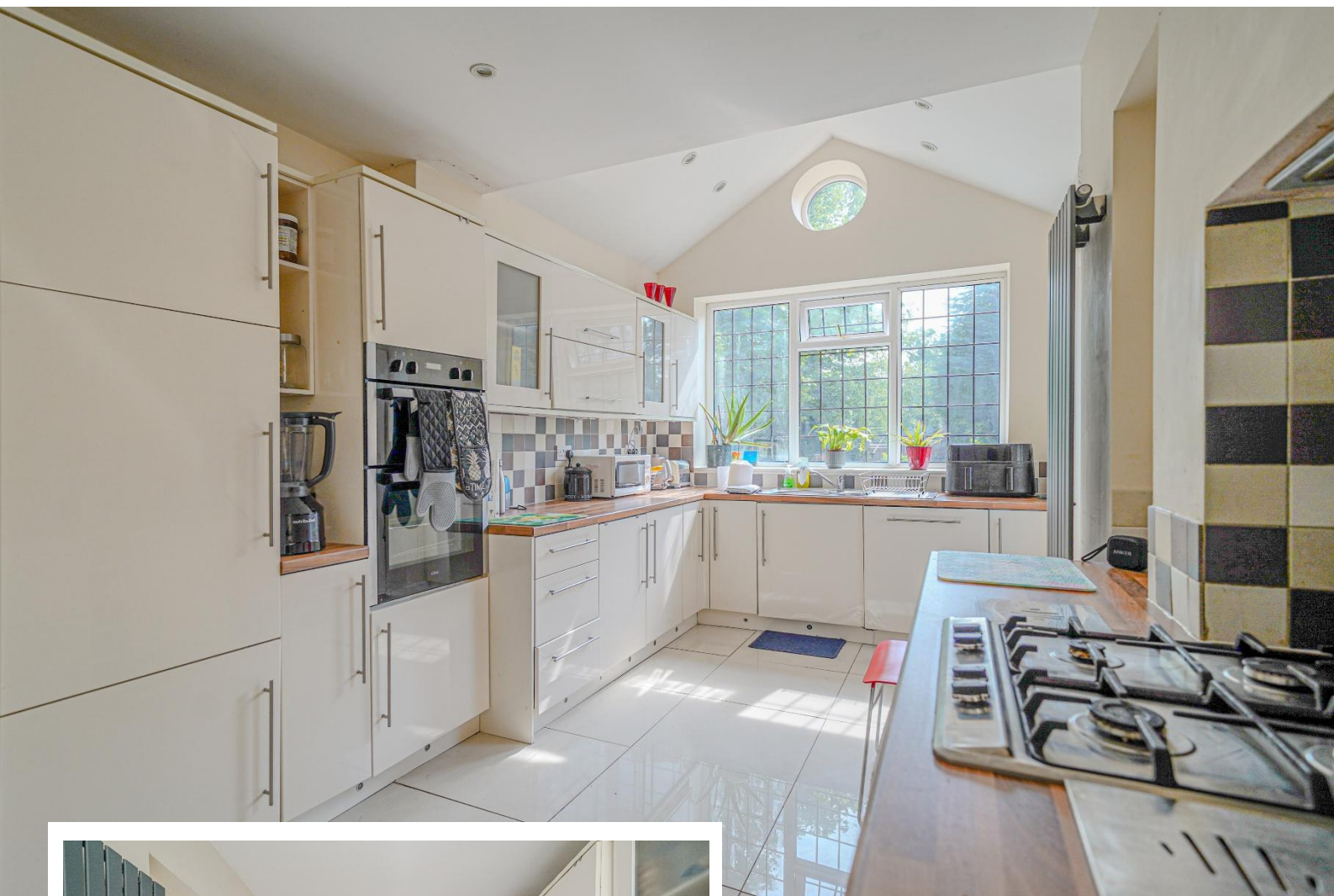
Lode Lane
Solihull

- A Spacious & Well Presented Four Bedroom Family Home
- Extended & Re-Fitted Kitchen & En-Suite Shower Room
- Extensive Mature Rear Garden & Integral Garage
- Two Spacious Reception Rooms

£635,000

Current EPC Rating - D
Current Council Tax Band - F





Property Description

A spacious and well presented detached family home situated a short walk from Solihull Town centre. Offering accommodation comprising two spacious reception rooms, an extended and re-fitted kitchen, utility room, guest W.C, four double bedrooms, modern en-suite shower room, re-fitted family bathroom, extensive rear garden, integral garage and driveway parking. The property further benefits from planning consent for the conversion of the garage and utility to a chiropractic clinic with independent access

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station



Rooms & Measurements

Reception Room One to Front 5.66m x 3.35m (18'7" x 11'0")

Reception Room Two to Rear 5.16m x 3.66m (16'11" x 12'0")

Extended & Re-Fitted Kitchen to Rear 5.26m x 2.49m (17'3" x 8'2")

Utility Room 3.3m x 2.29m (10'10" x 7'6")

Bedroom One to Rear 3.81m x 3.71m (12'6" x 12'2")

Bedroom Two to Front 4.57m max x 3.35m (15'0" max x 11'0")

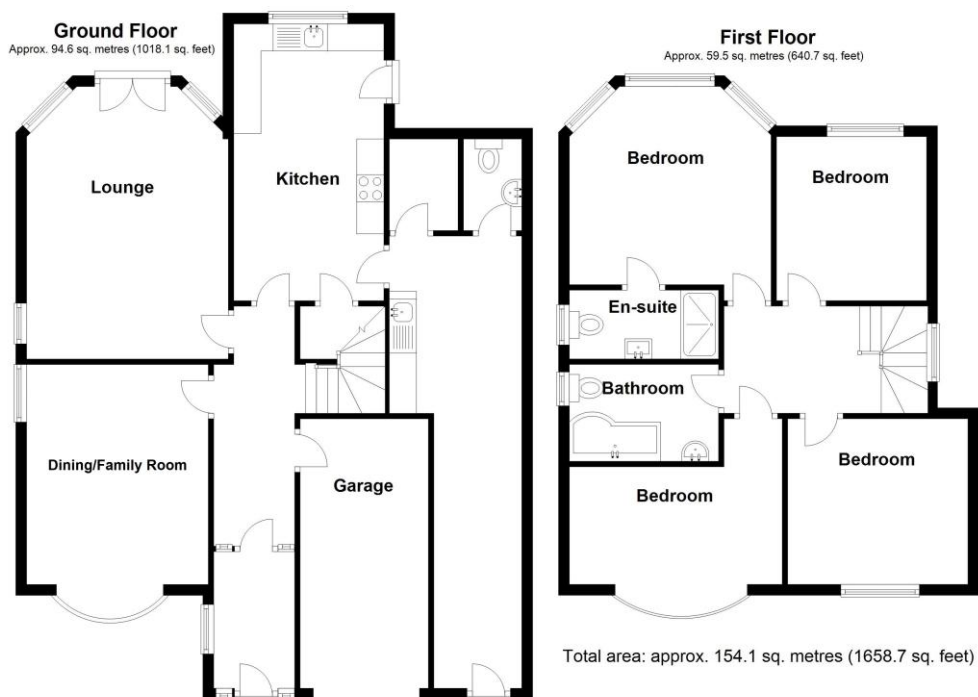
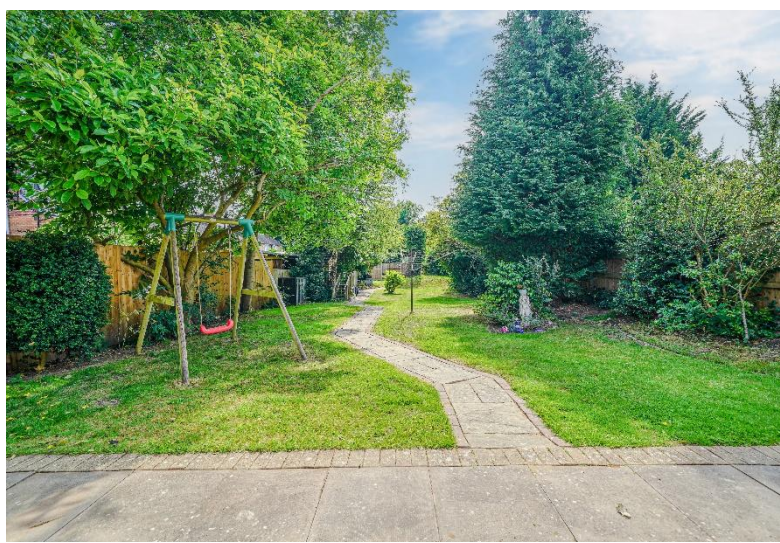
Bedroom Three to Rear 2.87m x 2.72m (9'5" x 8'11")

Bedroom Four to Front 4.17m x 2.95m (13'8" x 9'8")

Re-Fitted Family Bathroom to Side 2.26m x 1.83m (7'5" x 6'0")

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – F



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.