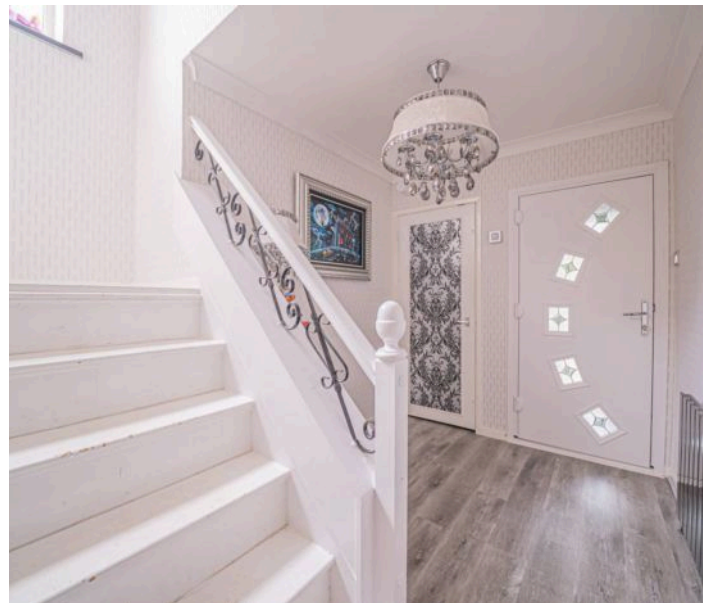
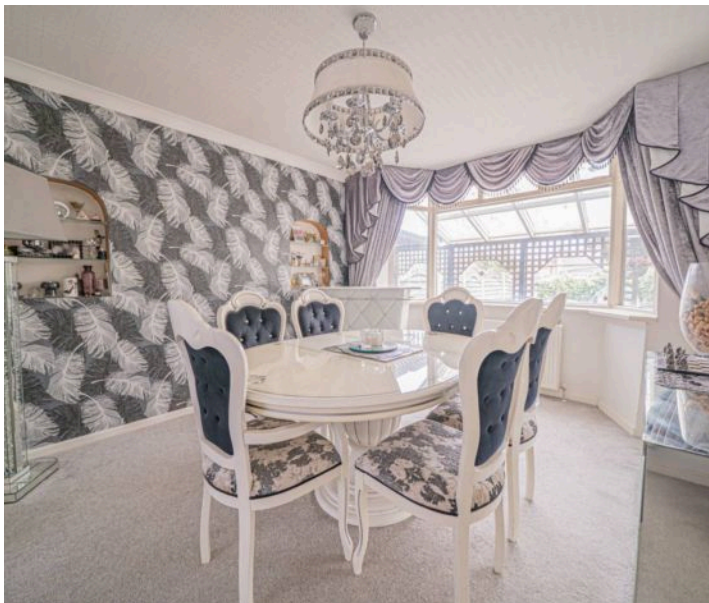




Lode Lane, Solihull

Offers Over £440,000





PROPERTY OVERVIEW

Presenting this three-bedroom link detached property within close proximity to Lode Heath school and located in a prime position just a stone's throw away from the vibrant Solihull town centre. A wide driveway leads to the entrance of this charming home, which boasts a porch opening into an inviting hallway with ample storage space. The property features two generously proportioned reception rooms that are flooded with natural light, perfect for relaxation and entertaining. The breakfast kitchen, which is in need of TLC and the perfect opportunity to make it your own dream kitchen, offers a space for culinary pursuits and every-day dining. Completing the ground floor is a convenient side store / utility for additional storage needs. Upstairs, the property houses three spacious double bedrooms, each complemented by a family bathroom, which is also in need of TLC. Outside, a low-maintenance paved rear garden provides a tranquil retreat for outdoor enjoyment. This appealing property epitomises comfort and convenience, offering a wonderful opportunity to own a beautiful home in a sought-after location with scope for extension subject to planning permission.



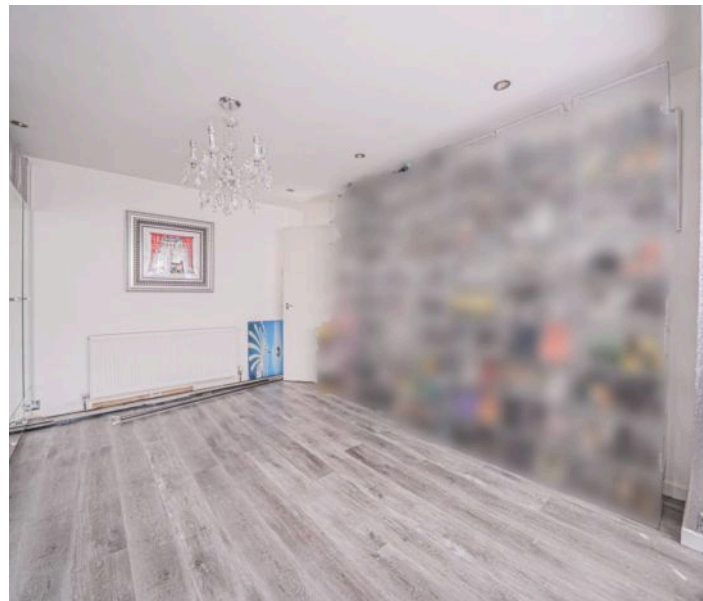
PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold

- Three Bedroom Link Detached Property Which Is A Short Distance To Solihull Town Centre & Local Schools
- Two Spacious Reception Rooms
- Breakfast Kitchen Overlooking Rear Garden
- Three Spacious Double Bedrooms & Large Family Bathroom
- Benefits From an Alarm System & CCTV
- Low Maintenance Rear Garden, Single Garage & Driveway Parking For Multiple Vehicles
- Scope For Extension Subject To Planning Permission
- Highly Sough After Area, Adjacent Views Of Lake & Beautiful Scenery Opposite
- Double Glazed New Windows UPVC, Two Composite Doors (One To The Front & One On Rear Of Property) & Two Recently Insulated Bay Windows
- Recently Updated, Rewired, Copper Pipping, Also Benefiting From A 5 Year Boiler (Under Warranty For 10 Years) And A Quartz Staircase



**PORCH****HALLWAY****LIVING ROOM**

12' 8" x 11' 2" (3.86m x 3.40m)

DINING ROOM

11' 0" x 7' 10" (3.35m x 2.39m)

BREAKFAST KITCHEN

10' 10" x 9' 2" (3.30m x 2.79m)

SIDE STORE/UTILITY

19' 4" x 5' 1" (5.89m x 1.55m)

INTEGRAL GARAGE

15' 7" x 8' 0" (4.75m x 2.44m)

FIRST FLOOR**BEDROOM ONE**

13' 0" x 11' 2" (3.96m x 3.40m)

BEDROOM TWO

11' 2" x 11' 0" (3.40m x 3.35m)

BEDROOM THREE

9' 6" x 9' 0" (2.90m x 2.74m)

BATHROOM

9' 0" x 7' 9" (2.74m x 2.36m)

TOTAL SQUARE FOOTAGE

127.0 sq.m (1367 sq.ft) approx.

OUTSIDE THE PROPERTY**LOW MAINTENANCE GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker and all carpets.



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded and insulated.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

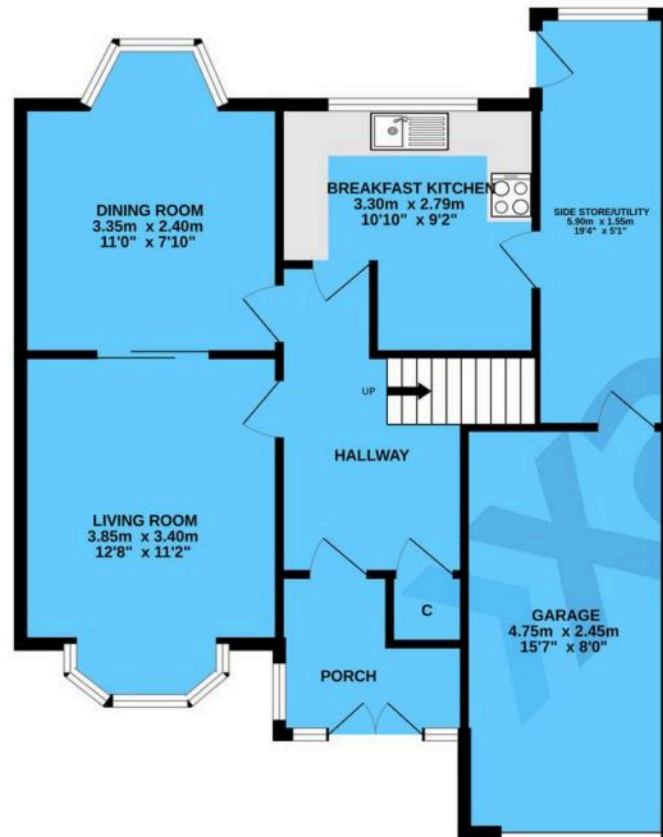
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

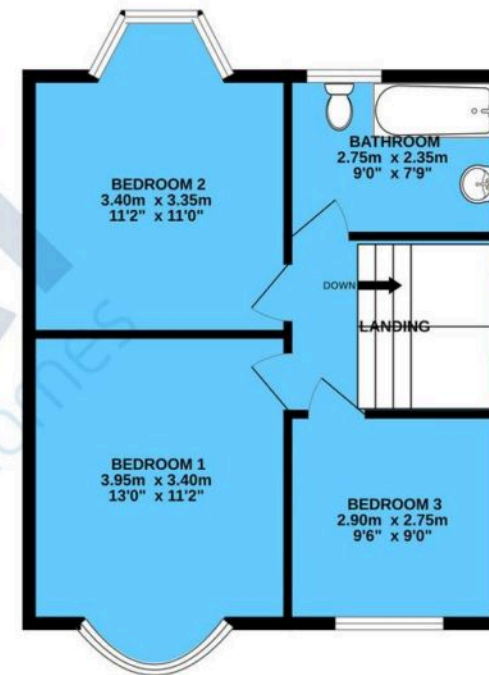
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 127.0 sq.m. (1367 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

