



Lode Lane
Solihull





Property Description

This family home sits in the heart of Solihull. Within walking distance to Solihull Town Centre benefiting from excellent amenities including Solihull train station, Touchwood Shopping Centre and an abundance of shops and restaurants. There are prominent businesses and major employers including: Solihull Hospital, National Grid, Wipro, SCSi, Xoserve Limited, N-Power, JLR, Capgemini UK.

Excellent connectivity with nearby public transport links and within minutes walk to a bus stop. Motorway access is a short drive away with easy links onto M42/M40/M6. NEC & Bylthe Valley Business Park being very close.

Benefiting from some fantastic schools nearby including GRESWOLE SCHOOL CATCHMENT.

This character three bedroom home has been extended to the rear giving a modern open plan feeling (including sky lights) but also factors separate front reception rooms.

Uniquely the property has a private road down the rear of the house (off Lighthorne Road) where there has been a newly built fully functioning annex/separate dwelling built to a high specification,

Comprising of: front block paved patio area; entrance hallway; front lounge; extended kitchen diner to rear; landing; two double bedrooms; good size single bedroom; family bathroom; rear garden leading to: newly built annex including: entrance hallway; downstairs bathroom; open plan kitchen and living area; landing; double bedroom; and master ensuite.

This is a must view to fully appreciate size and condition.

Entrance Hall

Double glazed window and door to front elevation, burglar alarm, under stairs storage, central heating radiator and tiled floor.

Downstairs Shower Room

Double glazed widow to side elevation, W.C, wash hand basin, central heating radiator and tiled walls.

Lounge

10' 10" x 14' 6" max into bay (3.30m x 4.42m max into bay)
Double glazed bay window to front elevation, central heating radiator and sliding doors into:

Dining Area

14' 10" x 10' 6" (4.52m x 3.20m)
Central heating radiator, wooden flooring and open plan to:

Kitchen

14' 11" x 8' 6" (4.55m x 2.59m)
Two double glazed windows and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, fridge freezer, space and plumbing for dishwasher and tiling to splash prone areas.

Utility Room

Double glazed window to side elevation, base units with work surface over, space and plumbing for washing machine and tumble dryer and central heating boiler.

Landing

Double glazed window to side elevation.

Bedroom One

15' 1" x 10' 6" max into wardrobe (4.60m x 3.20m max into wardrobe)
Double glazed bay window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

14' 1" x 10' 6" (4.29m x 3.20m)
Double glazed window to rear elevation, two fitted wardrobes and central heating radiator.

Bedroom Three

10' 1" x 6' 4" (3.07m x 1.93m)

Double glazed windows to front and side elevations and central heating radiator.

Bathroom

Double glazed windows to front and side elevations, bath, shower, W.C, wash hand basin, tiled to splash prone areas and central heating radiator.

Garden

Patio area, astro turf, pathway leading to annex at rear, multiple power sockets, external lights, side gate and fencing to boundaries.

Annex

Newly built annex to rear of garden with own entrance through private drive off Lighthorne Road.

Entrance Hall

Double glazed door to front elevation, central heating radiator and tiled floor.

Open Plan Living Area

Lounge/Diner

Irregular shaped room. double glazed window to front elevation, two central heating radiators, understairs storage, house alarm:

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob, cooker hood, space and plumbing for washing machine, space for fridge freezer and tiling to splash prone areas.

Bedroom

17' 11" x 13' 8" (5.46m x 4.17m)

Three double glazed windows, two central heating radiators and storage cupboard housing electric central heating boiler and CCTV control centre.

En-Suite

Double glazed window, LED & Wifi mirror, shower, wash hand basin, W.C, extractor fan, shaver point, tiled to splash prone areas and central heating radiator.

Downstairs Shower Room

Double glazed window to rear elevation, LED & Wifi mirror, shower, W.C, wash hand basin, shaver point, extractor fan, tiling to splash prone areas and central heating radiator.

Rear Of Annex

CCTV, lights and parking area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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Property Ref: SOL205012 - 0010