



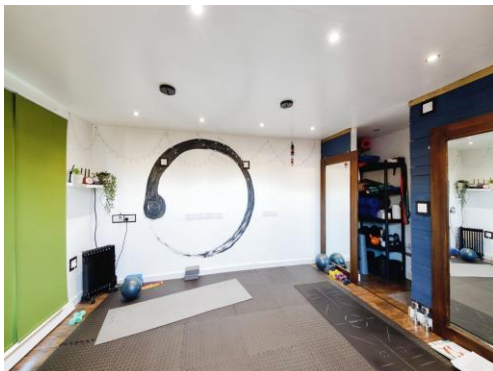
Lode Lane  
Solihull





# Lode Lane Solihull B91 2HL

for sale offers in the region of  
**£425,000**



## Property Description

The House is a traditional three bedroomed semi detached property with rear a extension, well fitted throughout and comprises of entrance hall, wc, living room, dining room through to kitchen, three bedrooms and family bathroom. The annex is well built with toilet and sink on-site. Along with adjacent garage.

This attractive three bedroomed semi detached property is located on Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham. JLR is located within 1 mile and Airport is 2.9 miles away.

The house is within walking distance of Solihull Town centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area.

The property is set back from the road behind a block paved driveway.

## Entrance Porch

Double glazed door to front elevation and double glazed windows to front and side elevations.

## Entrance Hallway

Double glazed door to front elevation, under stairs storage cupboard, central heating radiator and under stairs storage cupboard.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and tiling to splash prone areas.

## Dining Room

24' 4" x 10' 4" ( 7.42m x 3.15m )

Double glazed window to rear elevation, central heating radiator.

## Living Room

24' 4" x 10' 4" ( 7.42m x 3.15m )

Double glazed window to rear elevation, central heating radiator and Electric fire.

## Kitchen

.20' x 9' 8" ( 6.10m x 2.95m )

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

## Bedroom One

14' 8" x 8' 10" ( 4.47m x 2.69m )

Double glazed window to front elevation, central heating radiator and carpet.

## Bedroom Two

11' 11" x 9' 4" ( 3.63m x 2.84m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 2" x 6' ( 2.79m x 1.83m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, heated towel rail, extractor and tiling to splash prone areas.

## Garage

18' 6" x 11' ( 5.64m x 3.35m )

Up and over door to front elevation, door to side elevation, power and lighting.

## Rear Garden

Access to gym/ office.

## Gym/ Office

Used as a gym space. Has a W.C and wash hand basin with hot running water.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

**Tenure: Freehold**

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