



Old Lode Lane, Solihull



Old Lode Lane, Solihull, B92 8NQ

for sale offers over
£450,000



Property Description

**** FIVE BEDROOMS **** This larger than average family home is situated in the heart of Solihull. The property benefits from one bedroom being downstairs which benefits from its own ensuite, an additional two reception rooms, two bathrooms, additional guest WC, fully fitted kitchen and separate utility room. Viewings are highly recommended in order to completely appreciate size and condition.

Approach

Large tarmac driveway with side gravelled area and hedges to borders.

Entrance Porch

Double glazed door and window to front aspect, double glazed window to side aspect and access to downstairs bedroom.

Entrance Hall

Obscure double glazed window to front aspect, stairs leading to first floor, laminate flooring, central heating radiator, under-stairs storage and doors off to:

Lounge

11' x 14' 11" (3.35m x 4.55m)
Double glazed window to front aspect, central heating radiator and gas fire.

Dining Room

10' 9" x 19' 6" (3.28m x 5.94m)
Double glazed doors to rear aspect, central heating radiator and storage cupboard.

Kitchen

12' 2" x 12' 9" (3.71m x 3.89m)
Double glazed window and door to rear aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, ceramic sink and drainer with mixer tap, space for double oven with extractor hood, space and plumbing for a washing machine, integrated dishwasher, central heating radiator and tiling to splash-prone areas.

Bedroom Five

9' 4" x 12' 2" (2.84m x 3.71m)

Double glazed window to front aspect, central heating radiator and door to:

En Suite

Obscure double glazed window to side aspect, fully tiled walk-in wet room rainfall shower, hand wash basin with mixer tap, WC and extractor fan.

Guest W.C

Hand wash basin with mixer tap, WC, extractor fan and fully tiled.

Landing

With obscure double glazed window to the side aspect, access hatch to the loft space and doors leading off to:

Bedroom One

14' 11" x 11' (4.55m x 3.35m)

With double glazed window to the front aspect, central heating radiator and door leading to:

Ensuite

Walk in wet room with electric shower over, fully tiled walls, hand wash basin, WC with douche and obscure double glazed window to the front aspect.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed window to front aspect, a timber partition wall providing two separate sleeping areas, central heating radiator and fitted wardrobes.

Bedroom Three

10' 7" x 9' 2" (3.23m x 2.79m)

With double glazed window to the rear aspect and central heating radiator.

Bedroom Four

10' 3" x 7' 4" (3.12m x 2.24m)

Fitted wardrobes, central heating radiator and a double glazed window to the rear aspect.

Bathroom

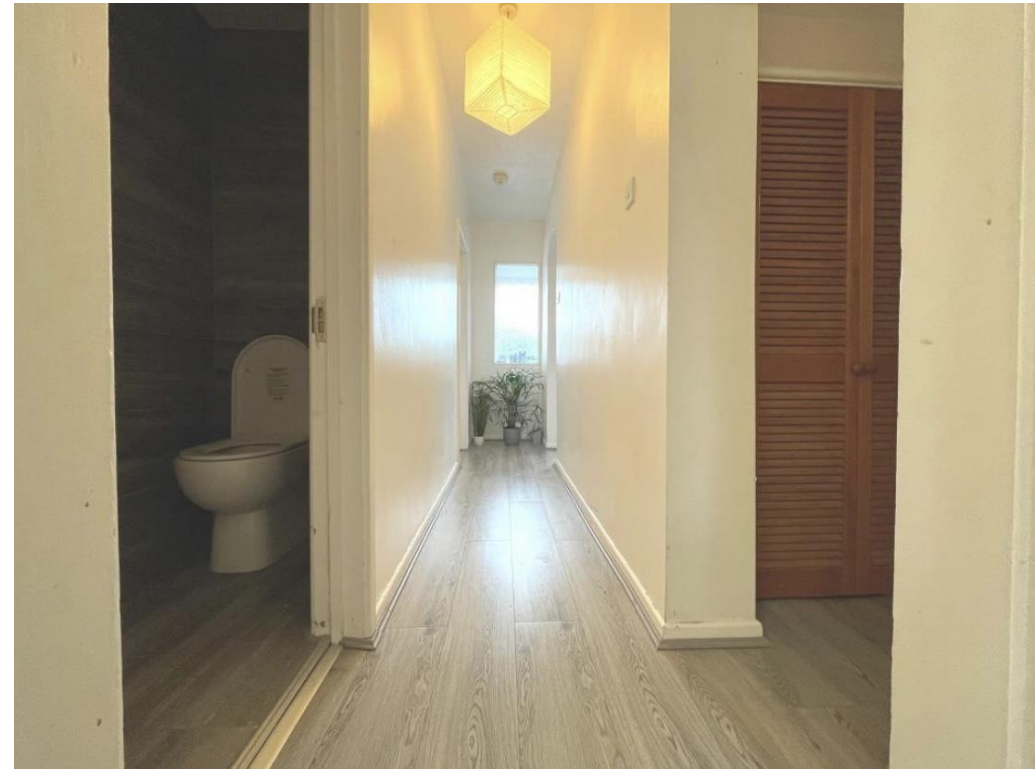
Fully tiled walls and waterproof flooring, WC with douche, hand wash basin, corner panelled bath with rainfall shower over, central heating towel radiator, spotlights and obscure double glazed window to the rear.

W.C

Fully tiled walls with waterproof flooring, WC and hand wash basin.

Rear Garden

South facing rear garden with mainly laid lawn, slabbed patio area and side access.









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

To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206164



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL206164 - 0002