



**DM&Co.**  
— SALES & LETTINGS —

812 Old Lode Lane  
B92 8NQ

Stunning Fully Renovated Three Bedroom  
Semi Detached Home With Modern Extension  
And Landscaped Garden, Unfurnished &  
Available Now!



## DETAILS

This beautifully renovated and extended three-bedroom semi-detached property offers modern family living at its finest. Every detail has been carefully designed with brand-new finishes throughout, making this an immaculate home ready to move into.

The heart of the property is the impressive open-plan kitchen and family living space, complete with a stylish kitchen island (with seating space), integrated white goods, and plenty of room for entertaining or family dining. A separate living room provides a cosy retreat, while the convenience of a downstairs W.C. adds to the practical layout.

Upstairs, you'll find two generously sized double bedrooms plus a well-proportioned single room that can easily accommodate a single bed & wardrobe or make the ideal home office. The brand-new family bathroom is fitted with a modern suite, including a bath with overhead shower.

Solihull Council - Tax Band D

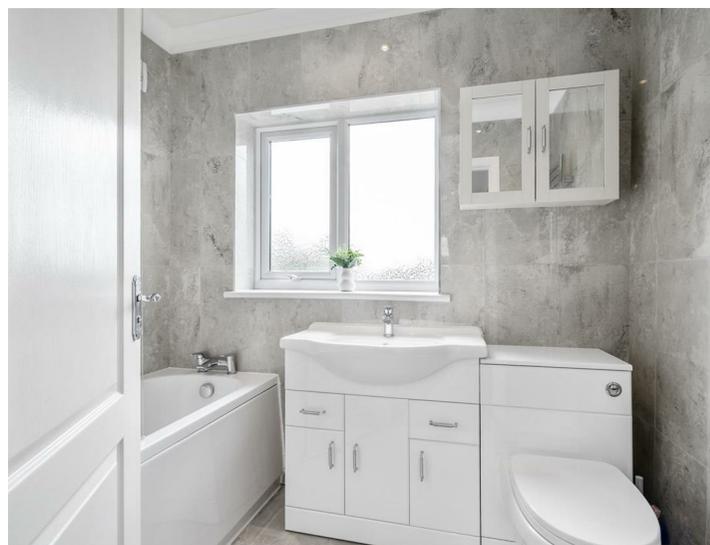


## OUTSIDE & LOCATION

Externally, the landscaped rear garden has been beautifully finished with Indian sandstone paving and a fresh new lawn, offering the perfect low-maintenance outdoor space. To the front, a large driveway provides parking for at least three vehicles.

### Location

Situated on Old Lode Lane, this property enjoys excellent access to Solihull town centre, where you'll find a wide range of shops, restaurants, and amenities. The area is well served by reputable schools, local parks, and convenient transport links, including easy access to the M42, Birmingham International Airport, and Solihull Train Station – making it an ideal choice for families and professionals alike.



## MATERIAL INFORMATION

Percentage of Mobile Coverage In Your Area -

EE - 86%

Vodafone - 83%

3 - 80%

O2 - 80%

Broadband Availability -

Openreach, CityFibre, Virgin Media

Broadband Type

Standard 14 Mbps (Highest available download speed)

1 Mbps (Highest available upload speed)

Superfast 52 Mbps (Highest available download speed)

12 Mbps Good (Highest available upload speed)

Ultrafast 1800 Mbps (Highest available download speed)

1000 Mbps (Highest available upload speed)

Low Flood Risk

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

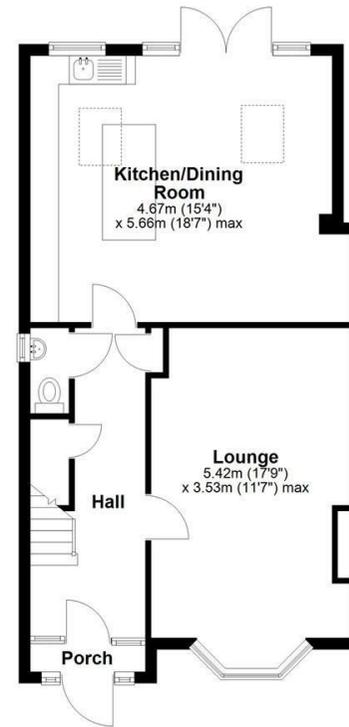
Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

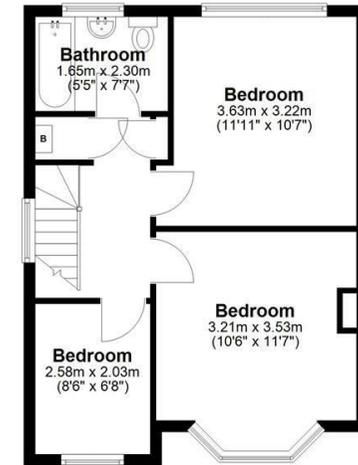
## FEATURES

- Fully Renovated Three Bedroom Semi Detached Home
- Stunning Open Plan Kitchen With Island And Integrated Appliances
- Separate Living Room Plus Convenient Downstairs W.C.
- Two Spacious Double Bedrooms And One Generous Single Bedroom
- Modern Family Bathroom With Bath And Overhead Shower
- Landscaped Rear Garden With Indian Sandstone And Driveway For Three Cars
- Holding Deposit - £380.00
- Security Deposit - £1903.84
- Unfurnished
- Available Now

**Ground Floor**  
Approx. 58.0 sq. metres (624.1 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 99.2 sq. metres (1067.7 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

## VIEWING

Book a viewing with Sole Agents DM & Co.  
Premium by phone or email:

📞 0121 775 0101

@ lettings@dmandcohomes.co.uk

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 51                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |