
melvyn
Danes
ESTATE AGENTS
Lugtrout Lane
Catherine-De-Barnes
Offers In Excess Of £700,000

Description

293 Lugtrout lane is a superb four bedroomed dormer bungalow that has been renovated by the current owners. Holding a prestigious location and having open view both sides and to the front this property will be popular.

Lugtrout lane is a sought after road in semi rural area on the outskirts of Solihull and is located a short car ride from the town centre. This property is a short walk from Catherine De Barnes offering amenities such as shop and gastro pub thus ideally located for a village lifestyle whilst being close to the hustle and bustle of Solihull.

Solihull Town Centre offers an abundance of shopping facilities as well as its own main line London to Birmingham Train Station providing commuter services. A station is also located in Hampton In Arden and at Birmingham International Train Station which are nearby. Close to Birmingham International is Birmingham Airport, NEC ,Resorts World and Junction 6 of the M42 motorway.

The property is set back from the main road behind an in and out sweeping driveway allowing parking for numerous vehicles and leading to the accommodation which comprises of entrance hall, living room with burner and with French Doors into the open plan dining/lounge space that benefits from sliding doors opening onto the large patio. The hallway allows further access into an inner hall with ample fitted storage, first floor access, kitchen access and a fully fitted shower room with WC. The kitchen if fully fitted with a range of integrated appliances and double aspect window with all round views. The kitchen also has independent access via a side door into porch. Accessed off the open plan lounge/dining room we have a huge utility room fitted with some storage cupboards and with plumbing for washers and dryers also having access into the plant/boiler room. Off the utility is a large study/3rd reception room, currently being used for storage and also benefiting from a door opening onto the rear garden.

Off the initial hallway we have further access to two good sized double bedrooms one of which benefits from en-suite shower room. To the first floor we have two further bedrooms one of which is a substantial double the other a smaller double and both have the use of the family bathroom also located on this floor.

To the rear we have large private gardens mainly laid to lawn bordered by panelled fencing. With a large raised patio over looking and stepping down into the main garden area.

With ample off road parking to the front and mature trees providing character and interest.













Accommodation

Entrance Hall

Living Room
14'4" x 15'1" (4.38 x 4.62)

Kitchen/Breakfast Room
12'11" x 15'0" (3.95 x 4.58)

Open Plan Lounge/Dining Room
12'11" x 18'7" + 9'7" x 15'1" (3.95 x 5.68 + 2.94 x 4.62)

Utility
11'9" x 13'10" (3.60 x 4.24)

Boiler Room
9'7" x 13'6" (2.94 x 4.12)

Study/Office
12'11" x 13'6" (3.95 x 4.12)

Shower Room
10'0" x 7'9" (3.07 x 2.37)

Bedroom One
11'0" x 11'4" (3.36 x 3.46)

En-Suite

Bedroom Two
12'11" x 10'4" (3.96 x 3.15)

Bedroom Three
12'1" x 12'1" (3.70 x 3.70)

Bedroom Four
12'1" x 10'1" (3.70 x 3.09)

Bathroom

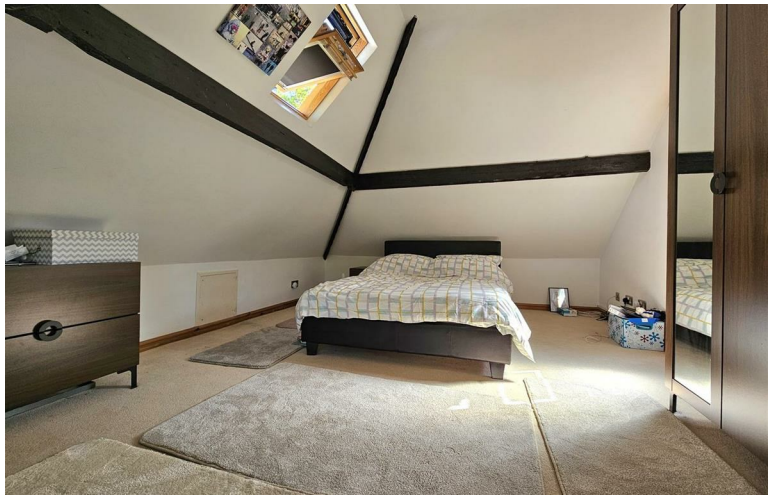
Private Gardens

Off Road Parking













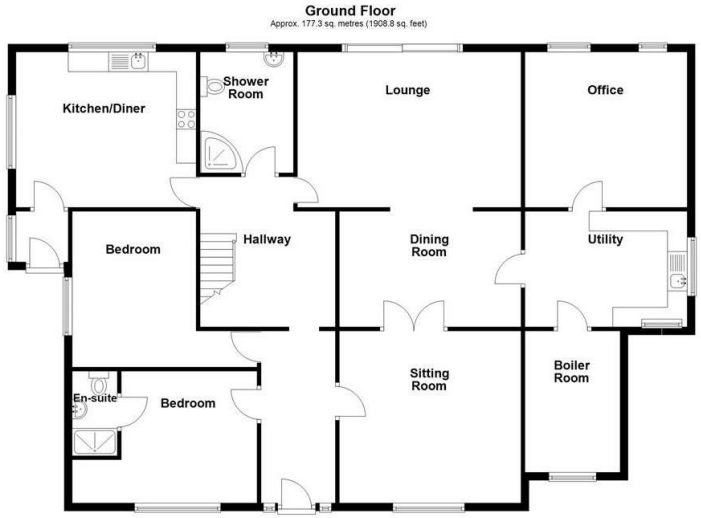
TENURE: We are advised that the property is Freehold

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

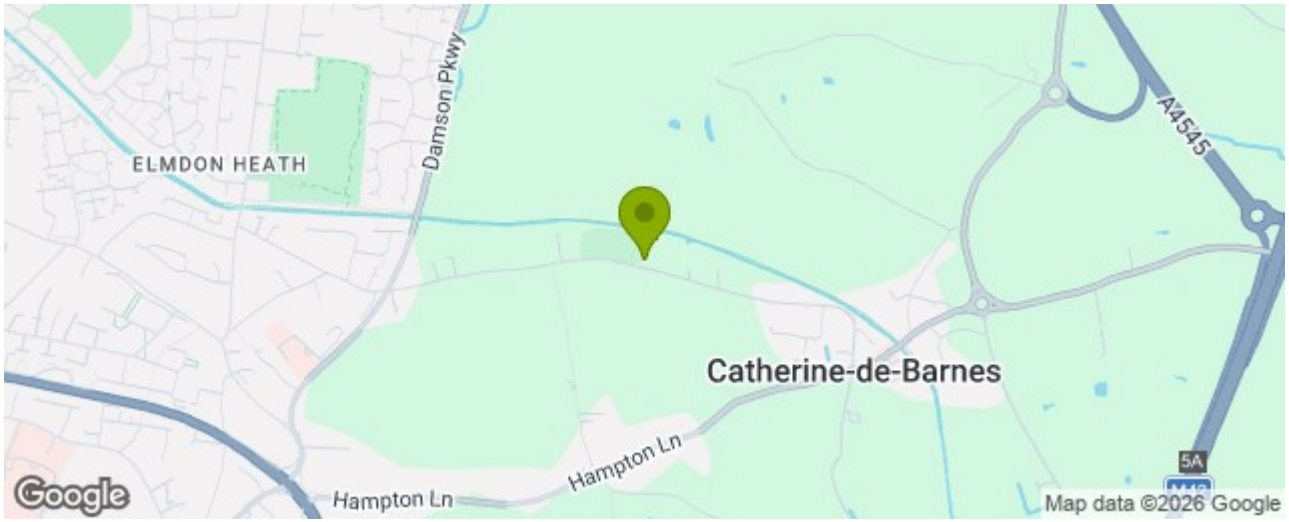
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

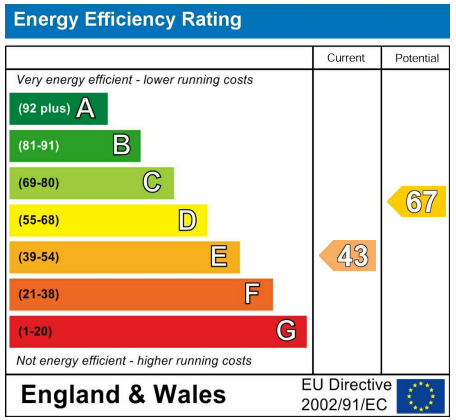
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Total area: approx. 215.0 sq. metres (2313.7 sq. feet)



293 Lugtrout Lane Catherine-De-Barnes Solihull B91 2TW
Council Tax Band: F



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.