

Barratt Last

ESTATE AGENTS

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488 LODE LANE, SOLIHULL, B92 8NU
£360,000 FREEHOLD

- Traditional Freehold Semi-Detached Situated Behind A Service Road
- 'L-shaped' Lounge/Dining Room
- Three Bedrooms
- No On-going Chain
- Extended Fitted Kitchen
- Utility and 2nd W.C.
- Central Heating & Double Glazing
- Private Mature Rear Garden & Two-car Driveway To Fore

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
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A Traditional Freehold central heated, double glazed, Semi-detached residence conveniently situated for amenities. The property is set back behind a service road with two-car driveway to fore. Enclosed Porch Entrance, Hall, Enlarged L-Shaped Lounge/Dining Room, Extended Fitted Kitchen including Range cooker, Utility Room with 2nd W.C. off, Three Bedrooms, Bathroom with Shower, private mature rear garden. No on-going chain. Scope for extension/s (subject to planning consent).

GROUND FLOOR

Enclosed Porch Entrance

Glazed double opening doors.

Hallway

Central heating radiator.

Enlarged 'L- Shaped' Lounge/Dining Room

23'2" x 15'2" max (7.06m x 4.62m max)

Lounge Area : Double glazed window to fore, wood flooring, 'Adam' style fireplace, inset electric fire.

Dining Area

18'7" max x 7'8" (5.66m max x 2.34m)

Wood flooring, two double glazed windows, central heating radiator, store cupboard.

Extended Fitted Kitchen

13'2" x 9'10" (4.01m x 3.00m)

Matching fitted base and wall unites, ample work surfaces, 1 & a quarter bowl single drainer stainless steel sink, 'Range style' cooker with electric oven and 5-ring gas hob unit, cylindrical cooker hood air extractor fan, tiled splashbacks, double glazed window, double glazed door to rear garden, central heating radiator, door to :

Utility Room

Base units, work surfaces, single drainer stainless steel sink, tiled splashbacks, double glazed window, door to :

2nd W.C.

Low flush w.c., double glazed window.

FIRST FLOOR

Landing

Side double glazed window, store cupboard having 'Worcester' combination gas fired central heating boiler. Access to insulated loft area with 'pull down' loft ladder.

Bedroom 1

11'11" x 10'6" (3.63m x 3.20m)

Double glazed window, central heating radiator.

Bedroom 2

10'11" x 10'5" (3.33m x 3.18m)

Double glazed window, central heating radiator.

Bedroom 3

8'2" x 7'9" (2.49m x 2.36m)

Double glazed window, central heating radiator, laminate floor covering.

Bathroom

7'7" x 5'5" (2.31m x 1.65m)

Fully tiled walls, panelled bath, over bath shower fitted, pedestal wash hand basin, low flush w.c., chrome central heating radiator, double glazed window, laminate floor covering.

OUTSIDE

Gardens

To fore, paved two-car driveway with shrubs to side. Gated side access leads to the good size, private established rear garden with an abundance of shrubs, patio, pathway, pond, 2 water taps, greenhouse, screen fencing.

ADDITIONAL INFORMATION

We are advised by the seller that the property is Freehold, however this information should be verified with a legal representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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