

Lode Lane, Solihull

Guide Price £550,000

xact HOMES







PROPERTY OVERVIEW

This spacious four bedroom semi-detached home offers an exceptional opportunity for growing families seeking comfort and convenience in the heart of Solihull. Situated within easy reach of local amenities, transport links and highly regarded schools, the property has been thoughtfully extended and remodelled to provide flexible, modern living spaces. Upon entering, you are greeted by a welcoming entrance hallway that leads through to the heart of the home, a large open plan breakfast kitchen, featuring ample storage and work surfaces, as well as delightful views of the rear garden. The property benefits from two large and versatile reception rooms, ideal for both relaxation and entertaining guests. There is an integral garage/utility, which is good for additional storage options, while a large driveway to the front of the property allows off-road parking for multiple vehicles. Upstairs, four generously sized bedrooms await, including a substantial principal bedroom complete with a modern en-suite shower room. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and practicality for all residents.







This impressive home combines a superb location with spacious, well-designed interiors, making it an outstanding choice for families seeking a stylish and functional residence in a highly desirable area. Early viewing is highly recommended to fully appreciate the quality and flexibility this property has to offer.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

- Spacious Four Bedroom Semi-Detached Family Home
- Set In The Heart Of Solihull Close To All Local Amenities & Schools
- Two Large & Versatile Reception Rooms
- Open Plan Breakfast Kitchen
- Downstairs WC
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Private Rear Garden With Patio
- Wide Driveway For Multiple Vehicles & Integral Garage
- Early Viewing Essential



PORCH

ENTRANCE HALLWAY

RECEPTION ROOM
11' 3" x 14' 6" (3.43m x 4.41m)

LIVING ROOM
11' 3" x 17' 7" (3.42m x 5.35m)

BREAKFAST KITCHEN
14' 4" x 13' 8" (4.36m x 4.16m)

INTEGRAL GARAGE/UTILITY
8' 2" x 14' 4" (2.49m x 4.36m)

FIRST FLOOR

PRINCIPAL BEDROOM
14' 5" x 11' 0" (4.39m x 3.36m)

ENSUITE
7' 7" x 4' 0" (2.31m x 1.23m)

BEDROOM TWO
11' 2" x 15' 4" (3.40m x 4.67m)

BEDROOM THREE
11' 5" x 12' 3" (3.49m x 3.74m)

BEDROOM FOUR
7' 5" x 5' 2" (2.25m x 1.57m)

BATHROOM
5' 4" x 6' 9" (1.63m x 2.06m)

TOTAL SQUARE FOOTAGE
139.0 sq.m (1498 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN WITH PATIO



ITEMS INCLUDED IN THE SALE

Free standing cooker (one oven doesn't work), Extractor, Garden shed, All carpets, curtains, blinds and light fittings and car charging point (fitted June 2026).

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTC (fibre to the cabinet). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

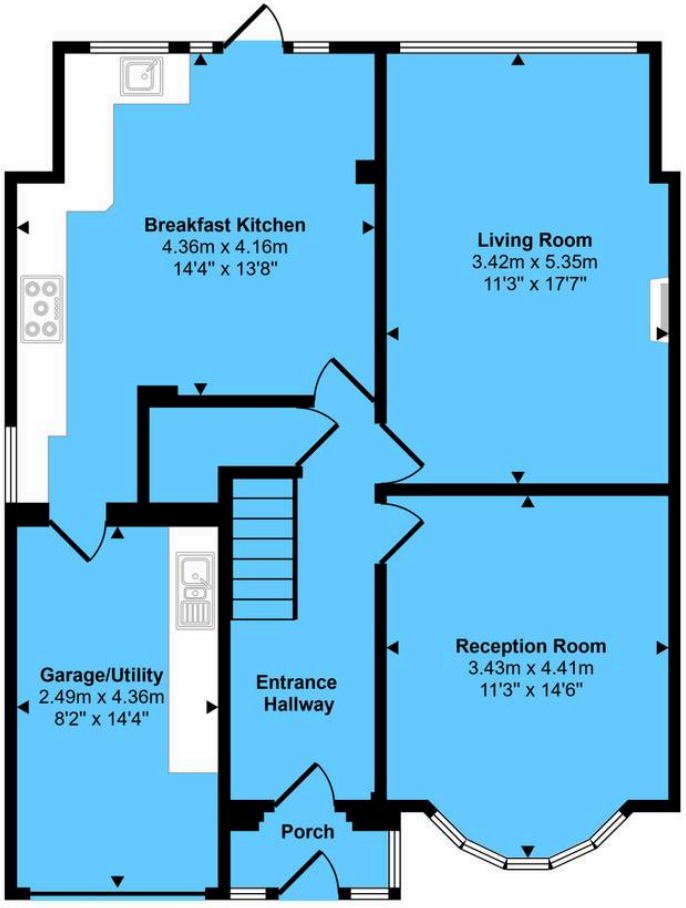




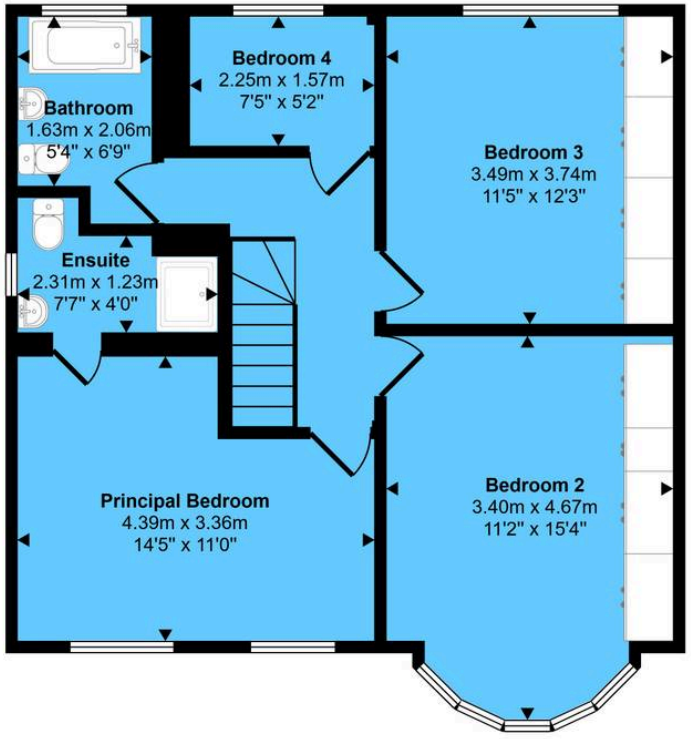




Approx Gross Internal Area
139 sq m / 1498 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 62 sq m / 666 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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