



63 Lodge Road, B93 0HG

Sale Price of £500,000



Love
Property Co.

63 Lodge Road, Knowle, Solihull, B93 0HG

Tenure - Freehold
EPC Rating - C
Council Tax Band - D

Love Property Co are pleased to offer this curb appealing and fantastic opportunity to purchase this good size, 1359.9 sq. feet (126.3 sq. metres) extended fully refurbished to a very high standard two-bedroom semi-detached B93 post code location property within the heart of Knowle and walking distance to Knowle high street, Knowle park, nearby Arden academy catchment, Dorridge village and Dorridge Train Station.

This attention to detail, walk in with your bags beautifully presented property offers the perfect opportunity for those who love a property with nothing to do and also benefits from UPVC double glazing and gas central heating.

When entering the property you are greeted with a good-sized porch, leading to the appealing and homely reception room. The extended and fantastic open plan kitchen, dining, living has everything you need and more with quartz worktops, stoves range master seven gas burner with three oven stoves and integrated appliances, lantern roof light, separate utility, wc, master bedroom with stairs leading to a high quality be-spoke built walk-in-wardrobe in the loft space with Velux window. The second bedroom has great storage too with built in wardrobes and a complementing modern family bathroom with shower over bath and airing cupboard for additional storage.

To Complete the property there is a good-sized mature well-established easterly facing private garden to rear with two patio areas, three apple trees, small herb garden, shed and newly extended stoned driveway for two vehicles and block paved pathway.

This residence provides a peaceful and homely retreat in a desirable location. Viewing is highly recommended.



PROPERTY MEASUREMENTS:

PORCH

4'5" X 5' 3" (1.34"m x 8.37m)

FRONT RECEPTION ROOM

13'4" X 27' 5" (4.07"m x 1.61m)

OPEN PLAN KITCHEN/DINER/LOUNGE

KITCHEN/DINER

17'5" X 19' 0" (5.30"m x 5.79m)

LOUNGE

11'2" X 11' 2" (3.41"m x 3.41m)

UTILITY

6' 7" X 0' 9" (2.00m x 0.22m)

WC

4'5" X 7' 6" (1.34"m x 2.28m)

BEDROOM ONE

12' 5" X 15' 6" (3.78m x 4.73m)

BEDROOM TWO

10' 7" max X 8' 3" (3.23m x 2.50m)

FAMILY BATHROOM

7' 0" X 7' 0" (2.14m x 2.13m)

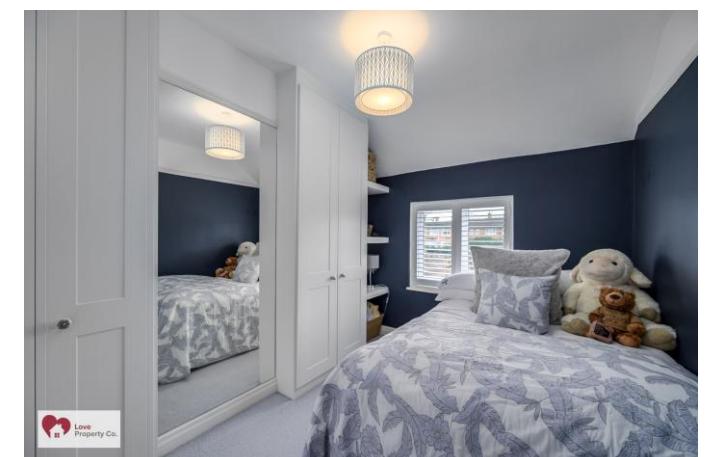
WALK-IN WARDROBE LOFT (APPROX)

7' 4" X 15' 6" (2.22m x 4.73m)

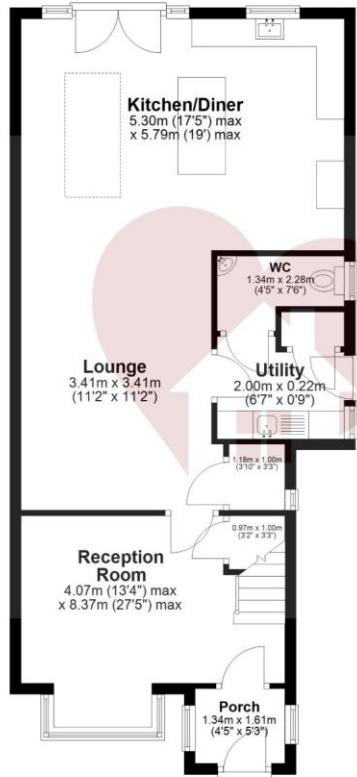
Total area: approx. 1359.9 sq feet (126.3 Sq metres)

MONEY LAUNDERING REGULATIONS

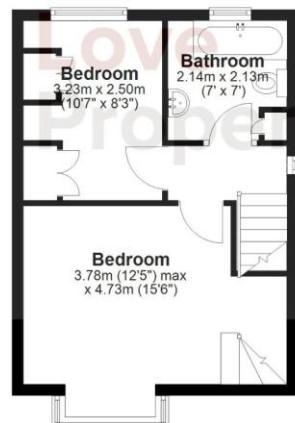
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



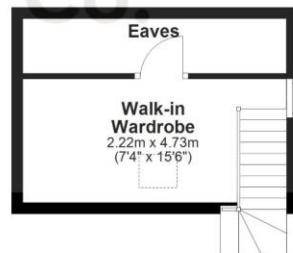
Ground Floor



First Floor



Second Floor



Total area: approx. 126.3 sq. metres (1359.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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