



melvyn  
**Danes**  
ESTATE AGENTS



Lugtrout Lane  
Solihull  
Asking Price £375,000

## Description

Lugtrout lane is a sought after road on the outskirts of Solihull and is located a short car ride from the town centre. In close proximity are local amenities including a shop, café and tanning salon. A short walk is the grand union canal a pleasant walking location linking other suburban area in 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 a driveway allowing parking for numerous vehicles and leading to the accommodation which comprises of entrance porch, entrance hall, living room with bay window and window seat and feature fire place, fitted kitchen with a range of integrated appliances. Off the kitchen is side door access into the garden, under stair storage and ample space for occasional furniture. Via an open arch off the kitchen we have a large dining room with French doors opening onto the gardens.

To the first floor we have three bedrooms, two of which are great sized doubles with the principle having built in storage and panelled feature walls. The family bathroom is off the landing and is well fitted with basin and vanity unit, toilet, bath and thermostatic shower over.

To the rear we have a good sized private garden with patio area and mature planted borders. The bulk of the garden is laid to lawn with the benefit of a brick built workshop at the bottom. An ideal conversion project or storage.

To the front we have off road parking for numerous vehicles on a large well kept tarmac drive way.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

13'9" x 11'3" (4.214 x 3.440)

**Kitchen**

15'6" x 10'4" (4.742 x 3.168)

**Dining Room**

11'2" x 13'11" (3.404 x 4.250)

**Bedroom One**

8'4" x 12'4" (2.545 x 3.770)

**Bedroom Two**

10'4" x 8'5" (3.168 x 2.567)

**Bedroom Three**

9'0" x 6'10" (2.768 x 2.107)

**Bathroom**

7'4" x 6'10" (2.238 x 2.106)

**Brick Built Work Shop**

20'9" max x 11'11" (6.328 max x 3.633)

**Private Rear Gardens**

**Off Road Parking**



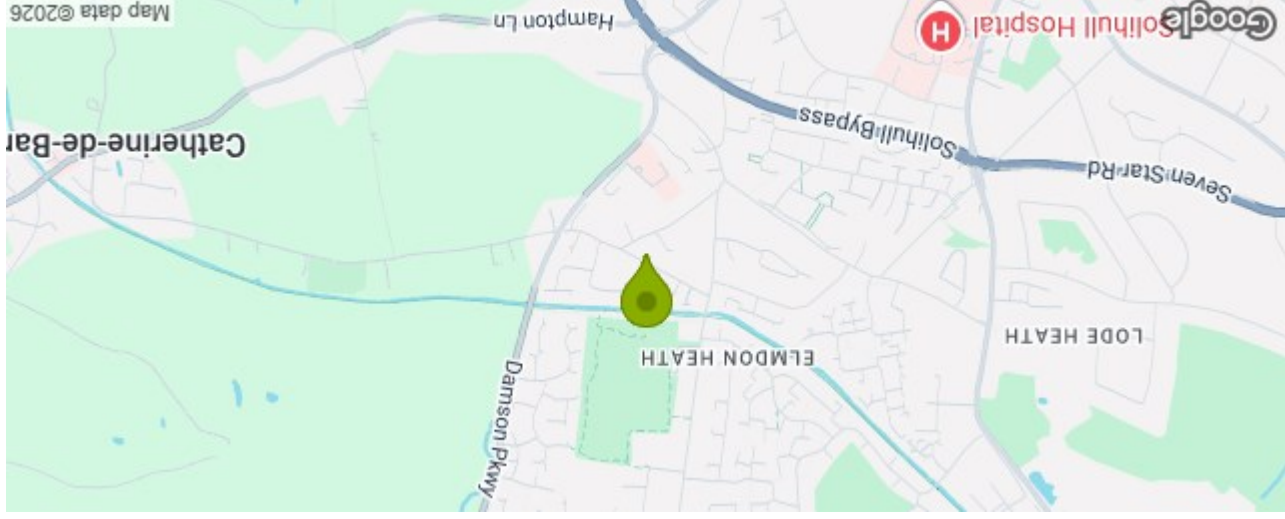
TENURE: We are advised that the property is Freehold

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.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 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.

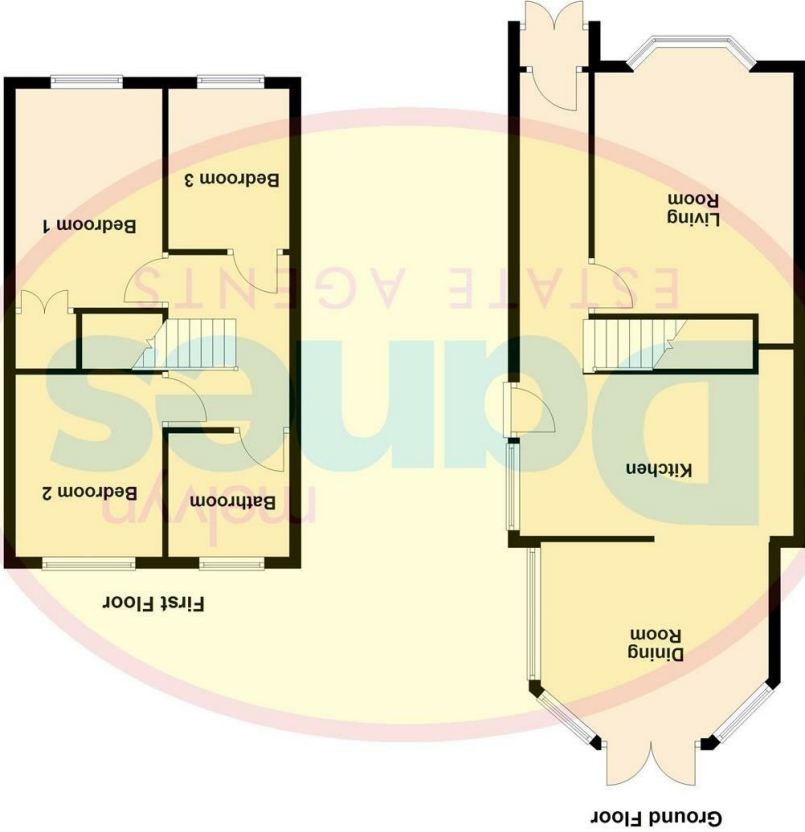


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	68
Potential	84

EU Directive 2002/91/EC

England & Wales

46 Lugrout Lane Solihull B91 2SB  
Council Tax Band: D



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.