



Moat Lane, Solihull, B91 2LN

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

We are please to bring to the market, this property on Moat Lane, which is a beautifully presented and substantially extended three-bedroom semi-detached family home, ideally situated in a popular residential location close to excellent schools, transport links and local amenities.

This modern property offers spacious and versatile accommodation throughout, including a welcoming entrance hall, a generous lounge and an impressive extended kitchen/dining room, creating the perfect space for family living.. The contemporary kitchen provides ample storage and worktop space, with room for a large dining table and direct access to the rear garden.

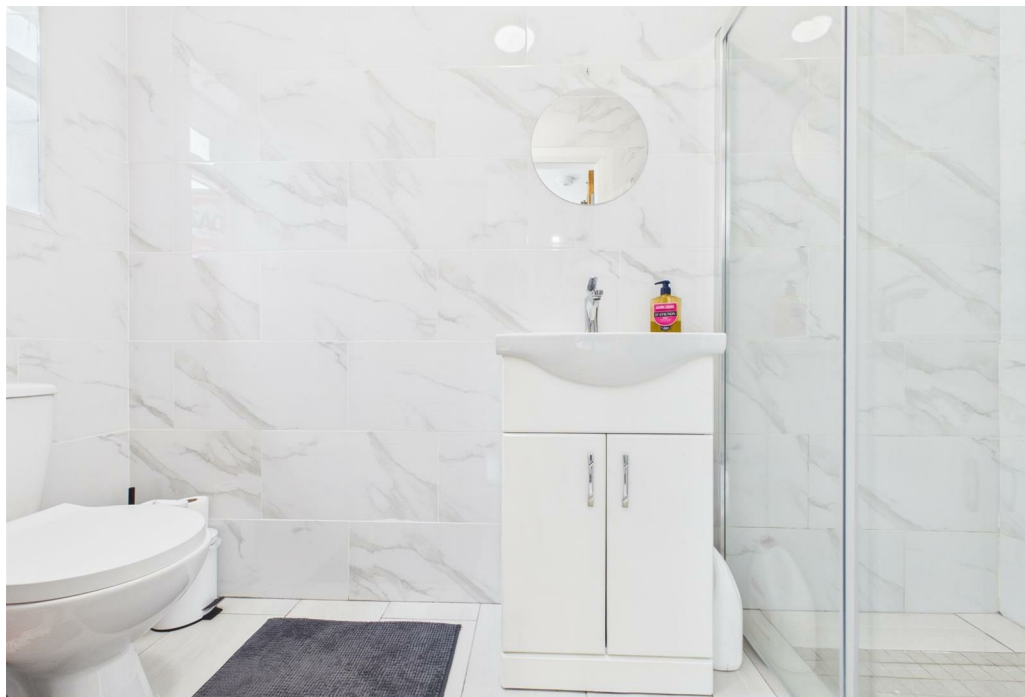
To the first floor are three well-proportioned bedrooms and a modern family bathroom. A particular benefit of the property is the additional ground floor shower room, providing excellent flexibility for families and guests.

Externally, the property enjoys driveway parking to the front, while the rear garden offers a private outdoor space for relaxation and recreation.

Moat Lane is conveniently located within easy reach of Solihull town centre, offering an excellent selection of shops, restaurants, cafés and leisure facilities. The property is well placed for highly regarded local schools including Greswold Primary School, Tudor Grange Primary Academy, Yew Tree and Lode Heath School.

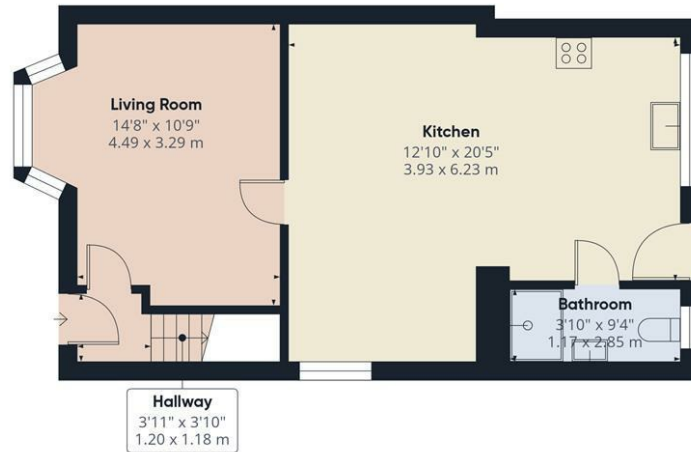
For commuters, there are excellent transport connections nearby, with regular bus services within walking distance and Solihull Railway Station a short distance away, providing direct services to Birmingham, London and beyond. The M42, A45 and Birmingham Airport are also easily accessible.



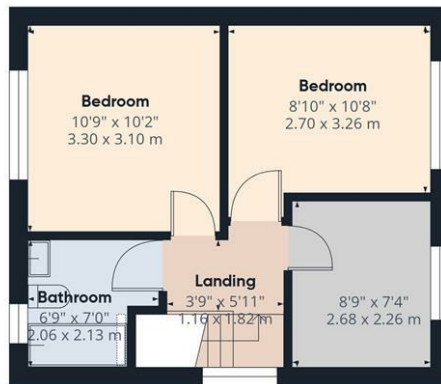


# Key Features

- Three Bedroom Semi-Detached Home
- Two Bathrooms (Upstairs & Down)
- Extended Modern Kitchen / Dining Room
- Off-Road Parking for Multiple Cars
- Available 21st July 2026
- Close to Solihull Town Centre
- Close to Lode Heath School
- EPC Rating: C
- Council Tax Band: C



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
893 ft<sup>2</sup>  
82.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**£1,795 Per  
Calendar Month**