



Lode Lane, Solihull

burchell
edwards



Property Description

A well-presented family home offering comfort, space, and convenience in one of Solihull's most popular locations. This attractive property features three generously sized bedrooms and a practical layout designed for modern living.

Step inside to find a bright and inviting lounge that flows into a separate dining room, perfect for family meals or entertaining guests. The kitchen features integrated hob, oven and extractor and has been thoughtfully arranged to give access to an abundance of wall and base units and further provides easy access to the garden. Upstairs, three generously sized bedrooms provide ample room for family or home office needs, complemented by a well-appointed family bathroom with the convenience of a separate WC.

Outside, the property boasts a sizeable rear garden with plenty of patio space, ideal for outdoor dining and play, along with a private driveway and garage for secure parking and storage.

Situated close to excellent schools, local parks, and a range of amenities, this home offers superb connectivity to Solihull town centre, Olton, and major transport links, including rail services to Birmingham and London. With its combination of space, location, and potential, this family ready home is an opportunity to enjoy the very best of Solihull living.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Timber door to front elevation and double glazed window.

Entrance Hallway

Central heating radiator and under stairs storage cupboard.

Lounge

Double glazed doors to garden inset in bay, electric fire and central heating radiator.

Reception Room Two

Double glazed bay window to front elevation and central heating radiator.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated hob oven and cooker hood, central heating radiator.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

Double glazed bay window to front elevation, built in storage.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bedroom Three

Double glazed window to front elevation, central heating radiator and built in storage cupboard.

Separate W.C

Double glazed window to side elevation and W.C.

Bathroom

Bath with shower over, wash hand basin, heated towel rail, tiling to walls and floor.

Front Garden

Tandem driveway providing off road parking, lawned area, bushes and trees and to boundaries.

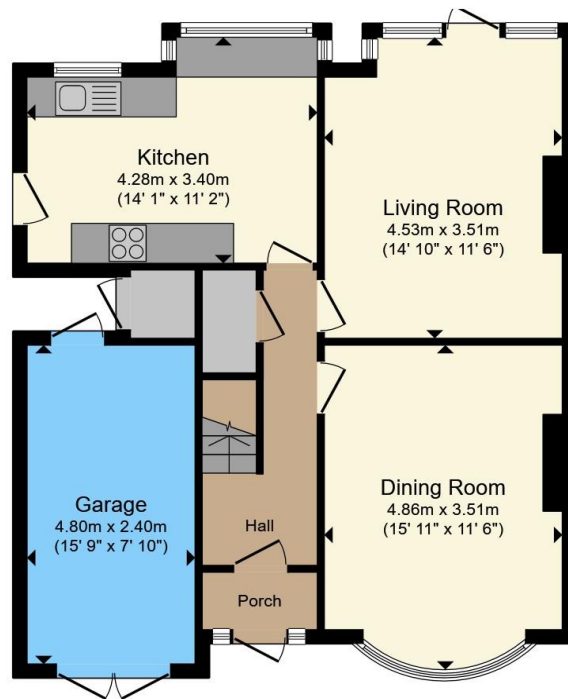
Rear Garden

Laid to lawn, storage shed.

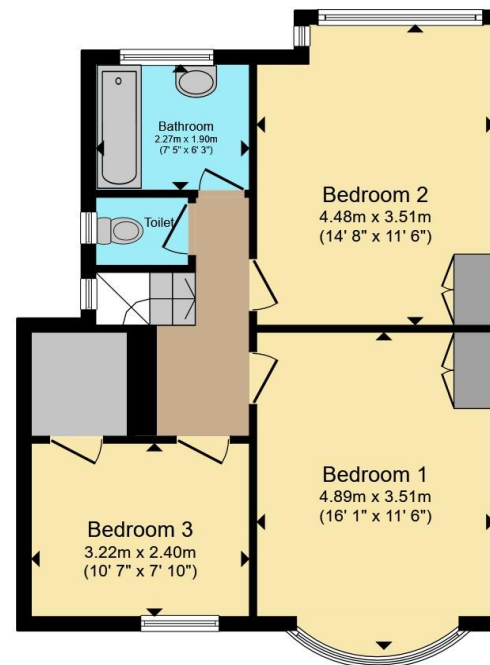








Ground Floor



First Floor

Total floor area 124.7 m² (1,342 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
SOLIHULL B91 3SN

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206268



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL206268 - 0003