



**153 Lode Lane, Solihull, B91 2HW**  
**Offers In The Region Of £310,000**

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# 153 Lode Lane, Solihull, B91 2HW Offers In The Region Of £310,000



## Property Overview

in the desirable area of Lode Lane, Solihull, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in 1935, the property spans an impressive 990 square feet, providing ample space for family living.

Upon entering, you are welcomed into a bright and airy reception room, ideal for both relaxation and entertaining. The modern, fully equipped kitchen features an electric oven and hob, making it a delightful space for culinary enthusiasts. The property boasts a well-appointed family bathroom complete with a panelled bath and an overhead shower, ensuring that morning routines are both efficient and enjoyable.

The location is particularly sought after, with a wealth of amenities just a stone's throw away. Residents will appreciate the excellent transport links, making commuting and exploring the surrounding areas a breeze. This home is perfect for families or professionals seeking a peaceful yet connected lifestyle.

In summary, this three-bedroom semi-detached house on Lode Lane presents an excellent opportunity for those looking to settle in a vibrant community. With its modern features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.

Please note: The photographs used in this advertisement were taken in 2023 and are for illustrative purposes only.

## Area Description - Solihull

Solihull is a town in the West Midlands region of England. It is located approximately 8 miles southeast of Birmingham city centre and is easily accessible by public transport,

including buses and trains.

Solihull has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including Brueton Park and the Tudor Grange Park. The town has a number of cultural and recreational facilities, including the Solihull Arts Complex and the National Motorcycle Museum.

In terms of transport links, Solihull is well-connected to the rest of the region and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The town is also served by a number of bus routes, which provide connections to other parts of the West Midlands and beyond. Solihull is located just off the M42 motorway, which provides easy access to the rest of the country.

## Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take

such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

**TENURE**  
Freehold

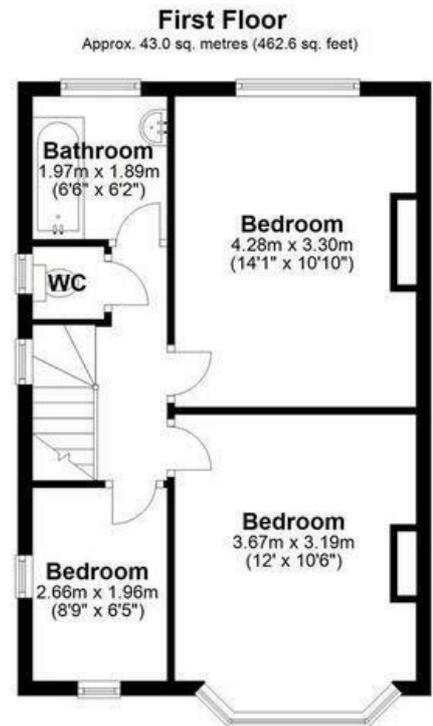
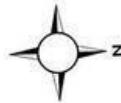
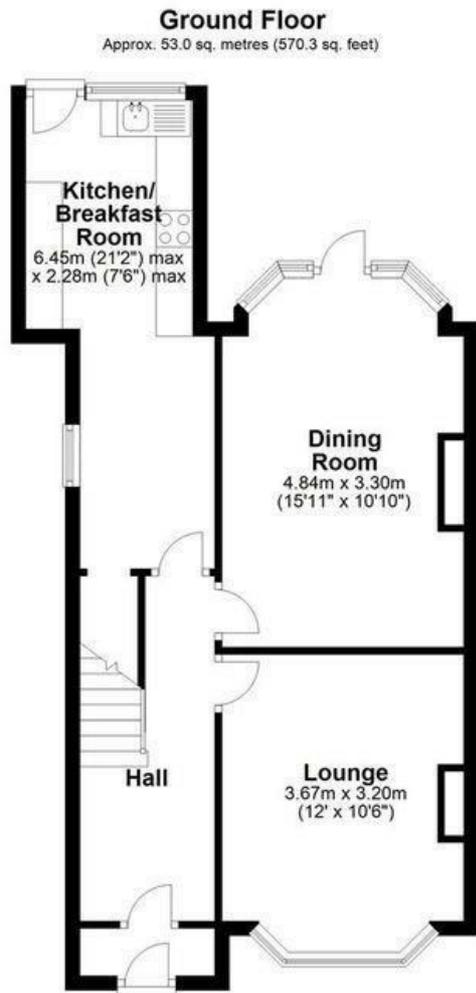
**POSSESSION**  
Vacant ( No Chain )

**VIEWING**  
Viewing strictly by appointment through Genie Homes





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	
England & Wales		EU Directive 2002/91/EC



Total area: approx. 96.0 sq. metres (1032.9 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area and are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

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