

HUNTERS[®]

HERE TO GET *you* THERE



Old Lode Lane

Solihull, B92 8NQ

£400,000



Council Tax: D



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£400,000



Information

This impressive and generously proportioned family residence is located in the highly sought-after area of Solihull, offering flexible and well-balanced accommodation ideally suited to modern family life.

Set back from the road, the home benefits from a substantial driveway providing ample off-road parking, complemented by a gravelled section and mature hedging that enhances both privacy and kerb appeal. An enclosed porch opens into a spacious entrance hall, creating an inviting first impression and providing access to the main living areas.

The front reception room offers a comfortable and relaxing setting, complete with a feature fireplace. To the rear, a spacious dining room enjoys direct access to the garden, making it ideal for entertaining or family gatherings. The kitchen is fitted with a comprehensive range of units and integrated appliances, offering plenty of storage and preparation space, with convenient access to the garden and a separate utility area to keep household tasks neatly tucked away.

A standout feature of the property is the ground floor bedroom with its own private en suite wet room, providing excellent versatility for guests, extended family or those seeking single-level living. A guest cloakroom further enhances the practicality of the ground floor layout.

The first floor hosts four additional bedrooms, including a generous principal bedroom with en suite facilities. The remaining bedrooms are served by a stylish family bathroom fitted with contemporary fixtures and finishes. An additional separate WC adds further convenience for a busy household.

Outside, the south-facing rear garden provides a pleasant outdoor space, mainly laid to lawn with a patio area ideal for al fresco dining and summer relaxation. Side access completes the exterior offering.

Early viewing is strongly advised to truly appreciate the scale,

flexibility and quality of accommodation this exceptional home has to offer.

Sitting Room

17'11 x 13'0 (5.46m x 3.96m)

Lounge

14'11 x 11'0 (4.55m x 3.35m)

Kitchen

12'9 x 12'2 (3.89m x 3.71m)

Bedroom One

14'11 x 11'0 (4.55m x 3.35m)

Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

Bedroom Three / Study

12'2 x 9'4 (3.71m x 2.84m)

Bedroom Four

10'3 x 7'4 (3.12m x 2.24m)

Bedroom Five

Family Bathroom

8'8 x 5'5 (2.64m x 1.65m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this

information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Note

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress

that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

Reservation Agreement

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2400 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:

A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
Professional AML checks taken care of
Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.



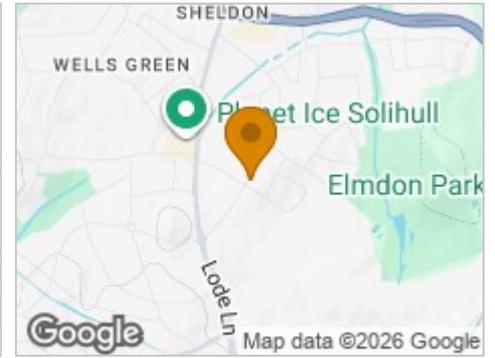
Road Map



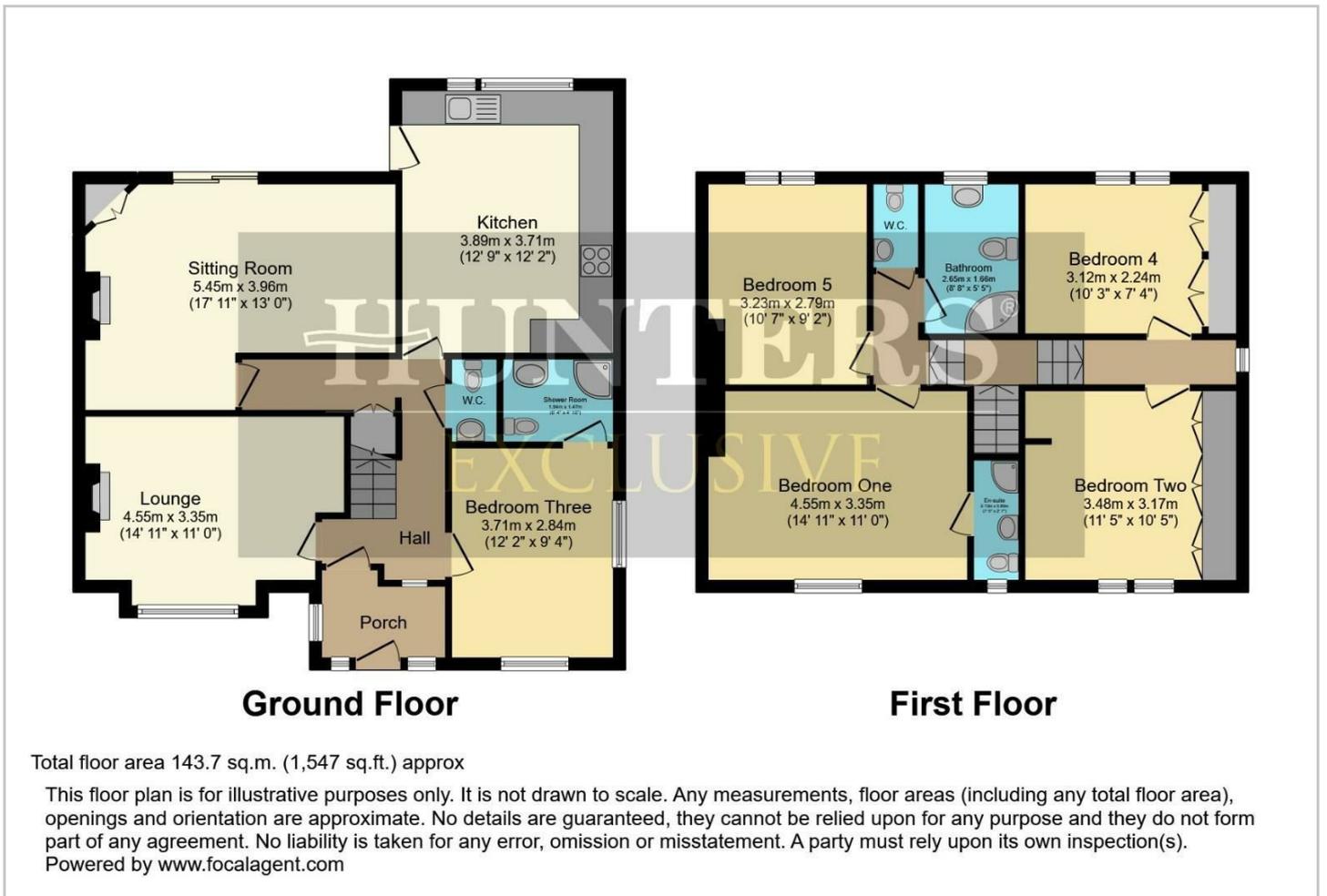
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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