Lode Lane
SOLIHULL

burchell edwards

Lode Lane
SOLIHULL B91 2HH

for sale guide price
£610,000

Property Description

Situated on the ever-popular Lode Lane, this spacious and versatile semi-detached family home offers generous living accommodation, extensive parking and excellent outdoor space, making it ideal for growing families.

The property features three well-proportioned double bedrooms to the first floor, served by a family bathroom, together with an additional ground floor bedroom positioned to the front of the property, offering flexibility for guests, multi-generational living or those working from home.

A standout feature is the substantial driveway, providing off-road parking for up to seven or eight vehicles, whilst still retaining the benefit of a garage, ideal for additional storage or workshop use.

The fitted kitchen is equipped with integrated appliances and is complemented by a practical utility area and ground floor WC, enhancing the convenience of day-to-day family life.

To the rear, the tiered garden enjoys a combination of patio seating areas and well-maintained lawns, creating an excellent space for entertaining, family gatherings and outdoor relaxation. Offering both generous internal proportions and impressive external space, this is a superb family home in a highly sought-after Solihull location.

Porch

Double glazed upvc door, wall light.

Hall

Ceiling light point, wall light, wall sockets, doors to all rooms downstairs

Living Room

12' 4" max x 11' 5" max (3.76m max x 3.48m max)

Ceiling light point, double doors leading to dining room, upvc sliding doors to rear garden, built in fireplace, wall lights, radiator, wall sockets.

Dining Room

12' 2" max x 11' 5" max (3.71m max x 3.48m max)

Double glazed bay to front aspect, bay radiator, ceiling light point, wall sockets, wall lights, fireplace.

Kitchen

15' 9" max x 14' 9" max (4.80m max x 4.50m max)

Fitted kitchen with integrated appliances, cooker point with extractor, double glazed window to rear aspect, sink incorporated under, tiled floor, radiator, spotlights and double glazed french doors leading out to rear garden.

Garage

.15' 2" max x 9' 10" max (4.62m max x 3.00m max)

Up and over door, ceiling light point, power and optional storage.

Utility / Guest Wc

5' 10" max x 3' 6" max (1.78m max x 1.07m max)

WB, WC, fitted storage units and space for an electrical appliance.

Bedroom One

15' max x 11' 4" max (4.57m max x 3.45m max)

Double glazed bay window to front elevation, fitted wall to wall wardribes, ceiling light point, bay radiator, wall sockets.

Bedroom Two

11' 4" max x 9' 11" max (3.45m max x 3.02m max)

Double glazed to rear elevation, fitted

wardrobes, radiator, celing light point, wall light, wall sockets.

Bedroom Three

11' 5" max x 9' 8" max (3.48m max x 2.95m max)

Dual aspect to front and rear elevation, ceililng light point, wall light, radiator, wall sockets

Bedroom Four

13' 9" max x 7' 10" max (4.19m max x 2.39m max)

Double glazed window to front aspect, ceiling light point, wall sockets, radiator.

Family Bathroom

8' 6" max x 7' 11" max (2.59m max x 2.41m max)

Dual aspect obscured double glazed to side and rear elevation, freestanding bath with mixer tap, WB, WC corner shower, heated towel rail and ceiling light point.

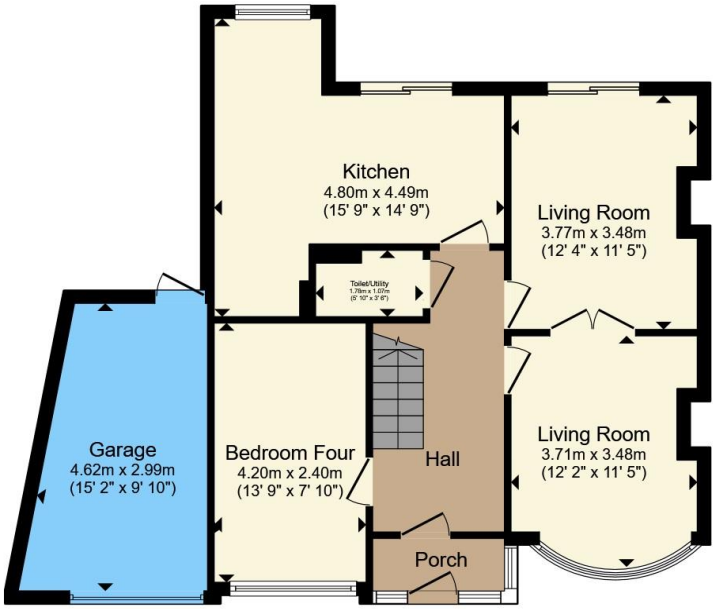
Garage

15' 2" max x 9' 10" max (4.62m max x 3.00m max)

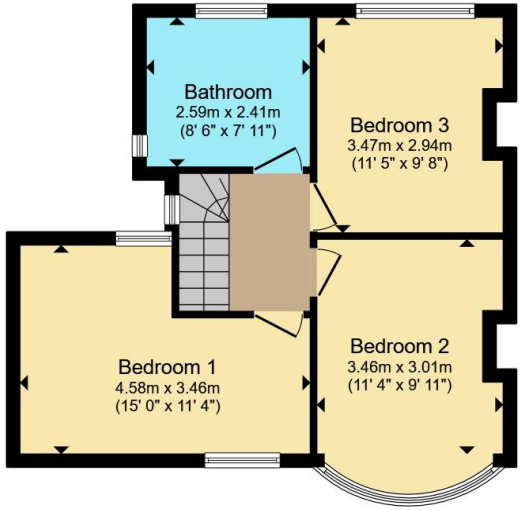
Up and over door, ceiling light point, wall sockets.

Living Room

12' 4" max x 11' 5" max (3.76m max x 3.48m max)



Ground Floor



First Floor

Total floor area 118.5 m² (1,275 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

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29 High Street
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EPC Rating: C

Council Tax
Band: E

Tenure: Freehold

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The Property Ombudsman

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