
melvyn
Danes
ESTATE AGENTS
Lode Lane
Solihull
Asking Price £325,000

## Description

This attractive three bedroomed semi detached property is located on Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The house is within a short distance of Solihull centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area. whilst also being within walking distance of Hobs Moat shops.

The property is set back from the road on a side road behind a paved drive way allowing parking for numerous vehicles and a mature well planted fore garden. The accommodation is accessed via glazed doors into the porch and a further door into the hall. The accommodation is well presented throughout and comprises of entrance hall, large open plan living dining room with deep set fire place, double aspect window to the front and rear, under stair storage and an occasional reading/sitting area with access through into the fitted kitchen. A good sized kitchen with a window over looking the garden, a door onto the patio and with a range of integrated appliances. Off the kitchen is the generous utility room with space and plumbing for washers and dryers as well as sink and storage. Off the utility is the down stairs toilet and the garage store.

To the first floor we have three double bedrooms two of which are particularly good sizes. Off the landing is the family bathroom, extra storage and loft access with drop down ladder.

To the rear we have a generous garden with good sized patio, garden pond, greenhouse and various seating options. With mature planting throughout offering a peaceful oasis. With mature front gardens and ample off road parking for numerous vehicles and with access to the side gate into the rear garden.













## Accommodation

**Entrance Porch**

**Entrance Hall**

**Open Plan Living Dining Room**
23'3" x 15'2" max + 7'8" x 8'1" (7.107 x 4.643 max + 2.352 x 2.477)

**Kitchen**
7'10" x 18'5" (2.394 x 5.621)

**Utility**
7'10" x 7'5" (2.394 x 2.264)

**Ground Floor WC**

**Garage Store**

**Bedroom One**
12'0" x 10'6" (3.659 x 3.207)

**Bedroom Two**
11'0" x 10'6" (3.359 x 3.203)

**Bedroom Three**
7'9" x 8'2" (2.380 x 2.492)

**Bathroom**
7'7" x 5'5" (2.327 x 1.665)

**Private Rear Gardens**

**Off Road Parking**













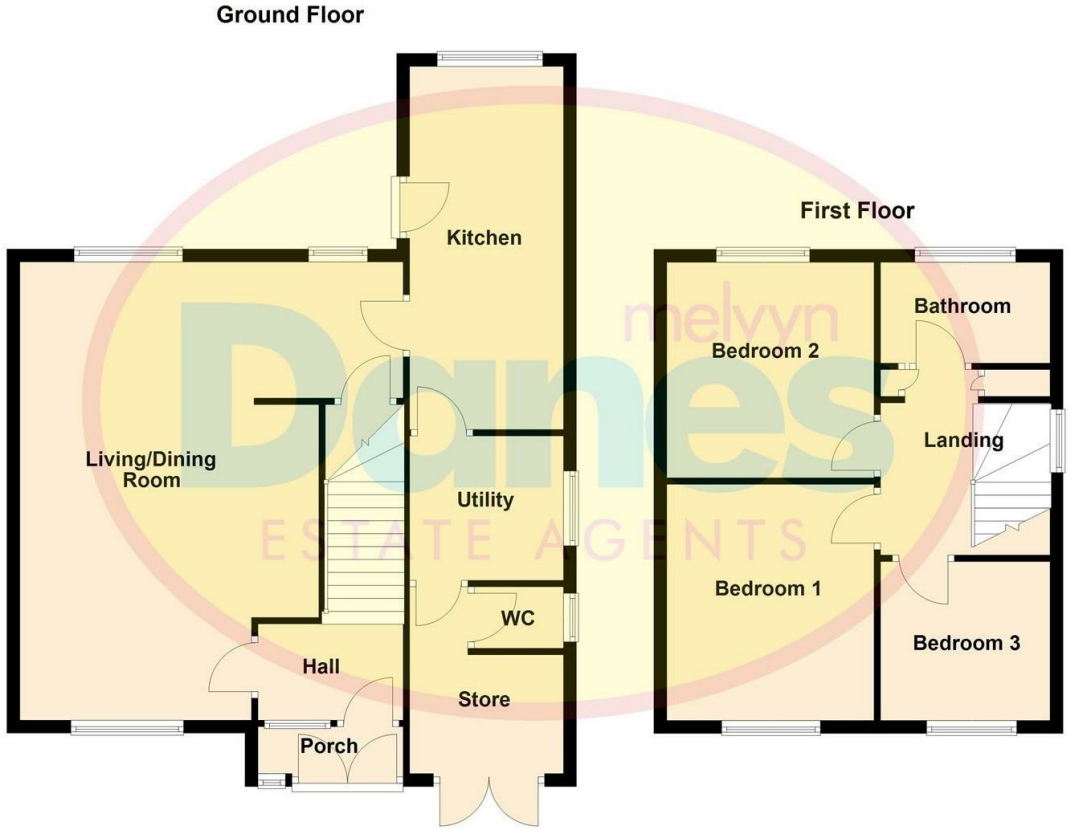
**TENURE: We are advised that the property is Freehold**

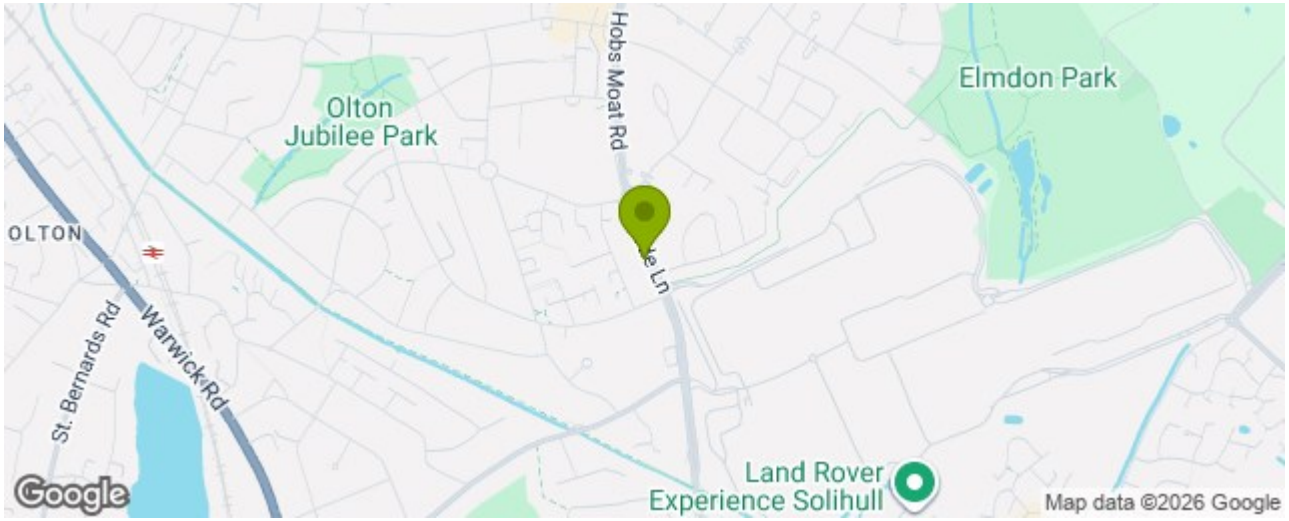
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**BROADBAND/MOBILE:** Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 31/3/2026 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

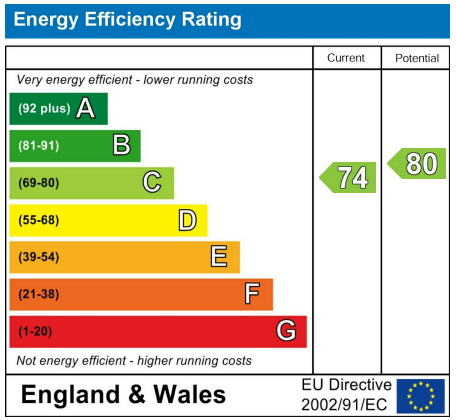
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.




**488 Lode Lane Solihull Solihull B92 8NU**
**Council Tax Band: C**




Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.