

A two-story red brick house with a white bay window and a small garden. The house has a brown tiled roof with three chimneys. The bay window is white with multiple panes. To the right of the bay window is a smaller window. The garden in front has a paved area, a small lawn, and two raised planters. A black bin with the number 175 is on the left. A yellow wall and a large hedge are on the right.

**melvyn**  
**Danes**  
ESTATE AGENTS

Lugtrout Lane

Solihull

Asking Price £300,000



## Description

Lugtrout lane is a sought after road on the outskirts of Solihull and is located a short car ride from the town centre. This property is close to amenities such as shops and a gastro Pub and as such this property is ideally located for a village lifestyle whilst being close to the hustle and bustle of Solihull.

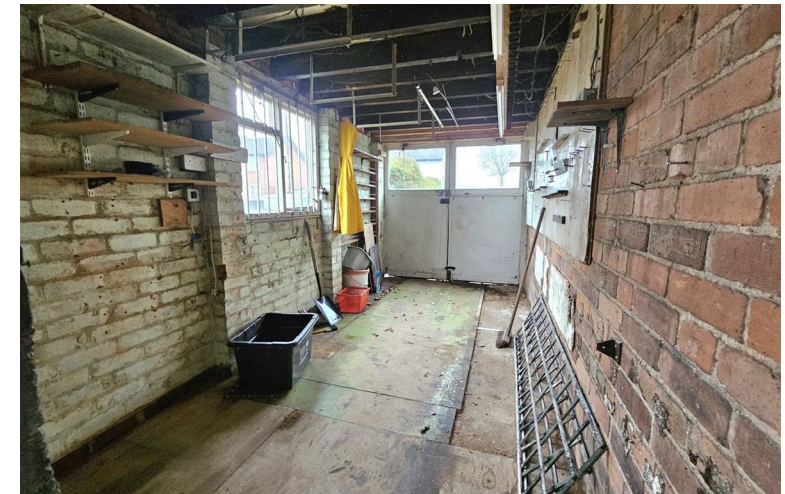
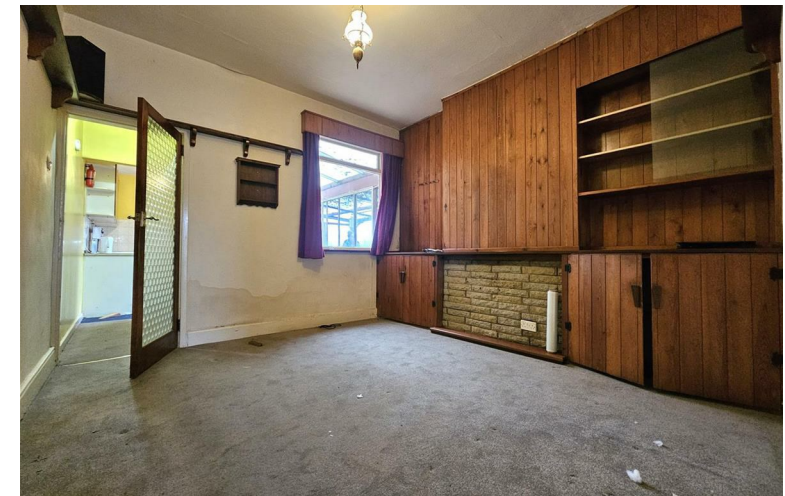
This property requires a full scheme of works but has great potential to add value.

Solihull Town Centre offers an abundance of shopping facilities as well as its own main line London to Birmingham Train Station providing commuter services. A station is also located in Hampton In Arden and at Birmingham International Train Station which are nearby. Close to Birmingham International is Birmingham Airport, NEC ,Resorts World and Junction 6 of the M42 motorway.

The property is set back from the main road behind a private driveway leading to the accommodation which offers flexible living accommodation with two double bedrooms and briefly comprises of, entrance porch leading through to traditional dining room with large bay window and feature fire place, living room with feature fire place and further access into the kitchen and hall with door onto stair case to the first floor. Off the kitchen is an arrangement of lean to type structures linking the garage to the main house and allowing access into the rear gardens.

to the first floor we have two double bedrooms and the family bathroom with loft access.

to the rear we have a particularly large garden mainly laid to lawn with views over open fields.





## Accommodation

### Entrance Porch

### Dining Room

14'10" x 11'6" (4.54 x 3.52)

### Living Room

11'11" x 11'5" (3.64 x 3.48)

### Kitchen

14'7" x 6'0" (4.46 x 1.85)

### Conservatory

### Lean Too

### Garage

15'6" x 7'1" (4.74 x 2.17)

### Bedroom One

11'9" x 11'6" (3.59 x 3.52)

### Bedroom Two

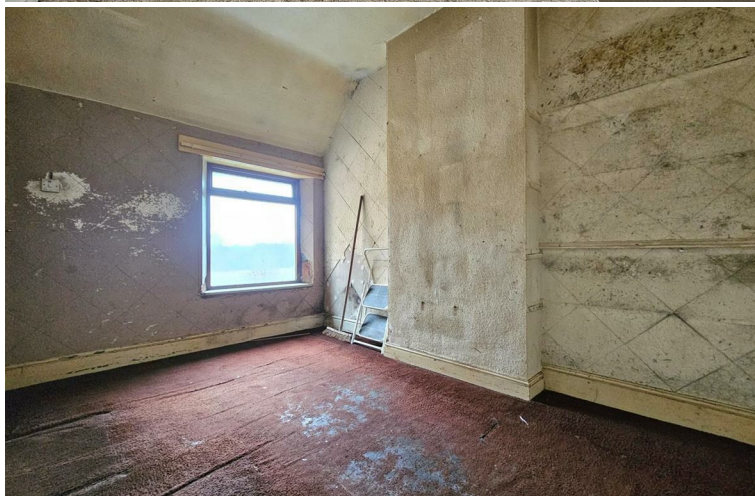
11'11" x 8'5" (3.65 x 2.57)

### Bathroom

9'0" x 6'1" (2.75 x 1.87)

### Private Rear Gardens

### Off Road Parking





TENURE: We are advised that the property is Freehold.

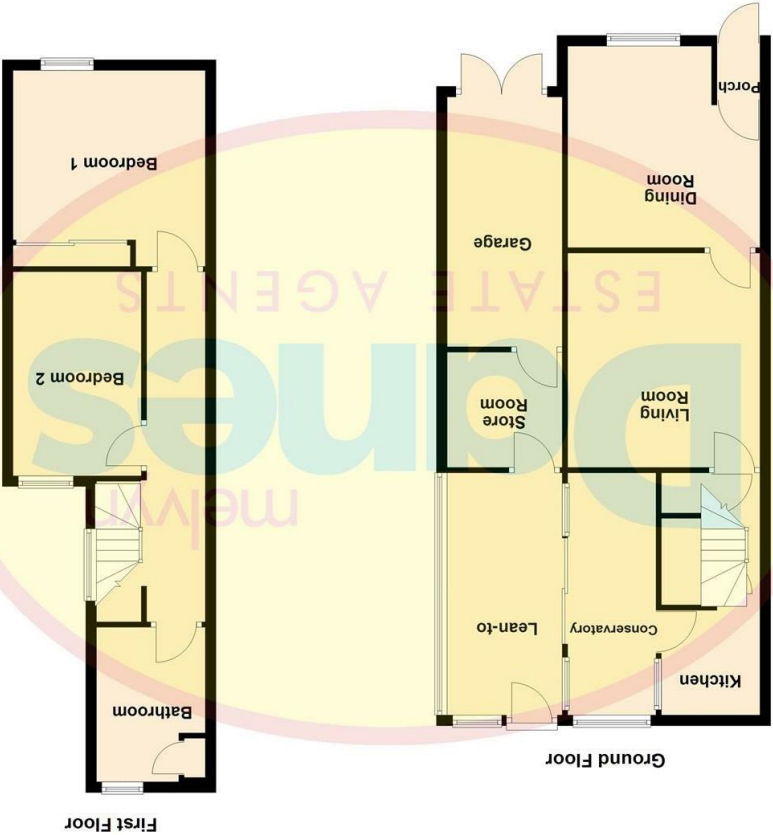
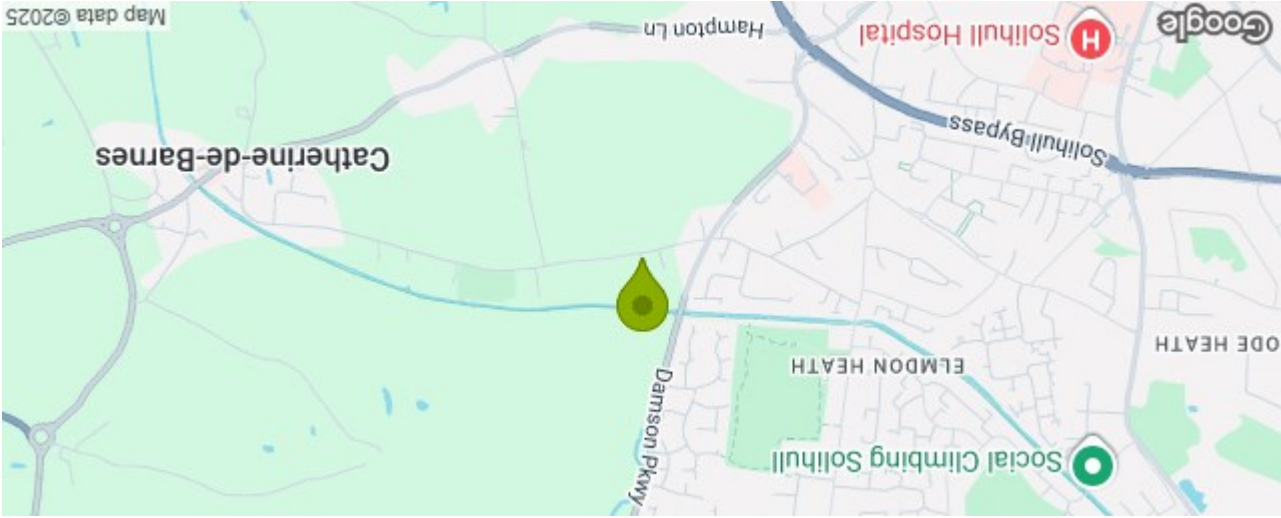
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/12/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 22/12/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. 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 the sale.



179 Lugrout Lane Solihull B91 2RU  
Council Tax Band: D

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
9		74

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.