

Old Lode Lane, Solihull

Guide Price £350,000

xact HOMES







PROPERTY OVERVIEW

This three bedroom semi detached home presents an excellent opportunity for first-time buyers or investors, offered to the market with no upward chain and boasting significant potential for modernisation throughout. Situated in a highly convenient location close to all local amenities, the property is accessed via an entrance hallway which leads to a spacious dual aspect living and dining room, benefitting from an abundance of natural light. The extended kitchen provides a bright and airy dining area, perfect for family meals or entertaining guests, and offers ample scope for further enhancement to suit individual tastes. Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom which could also be used as a study or nursery, all serviced by a family bathroom. The property further benefits from a driveway to the front, providing off-road parking and access to a single garage. With great potential for extension (subject to the necessary planning permissions), this home offers a fantastic canvas for those wishing to create their ideal family residence or a valuable investment property. Early viewing is highly recommended to fully appreciate the scope and possibilities this property has to offer.







PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi Detached
- Spacious Dual Aspect Living & Dining Room
- Extended Kitchen & Dining Area
- Two Generous Doubles & A Versatile Single Bedroom
- Family Bathroom
- Driveway, Providing Off-Road Parking
- Single Garage



PORCH

ENTRANCE HALLWAY

LIVING & DINING ROOM
10' 10" x 24' 2" (3.31m x 7.37m)

KITCHEN
12' 0" x 8' 0" (3.67m x 2.45m)

DINING AREA
7' 11" x 5' 7" (2.42m x 1.70m)

UTILITY
6' 4" x 4' 0" (1.92m x 1.21m)

WC

INTEGRAL GARAGE
6' 11" x 7' 10" (2.10m x 2.40m)

FIRST FLOOR

BEDROOM ONE
10' 7" x 12' 3" (3.23m x 3.73m)

BEDROOM TWO
10' 9" x 11' 0" (3.27m x 3.36m)

BEDROOM THREE
10' 5" x 9' 0" (3.18m x 2.75m)

BATHROOM
8' 6" x 5' 5" (2.59m x 1.64m)

SEPARATE WC



TOTAL SQUARE FOOTAGE
113.0 sq.m (1221 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, Garden shed, Greenhouse, all carpets, curtains, and light fittings. Please note the property has been emptied and any fitted items will be included. The washing machine may still be in the downstairs utility, but the vendor is unsure as they have not visited.

ADDITIONAL INFORMATION
Services – mains gas, electricity and sewers.
Broadband – ADSL copper wire

INFORMATION FOR POTENTIAL BUYERS
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

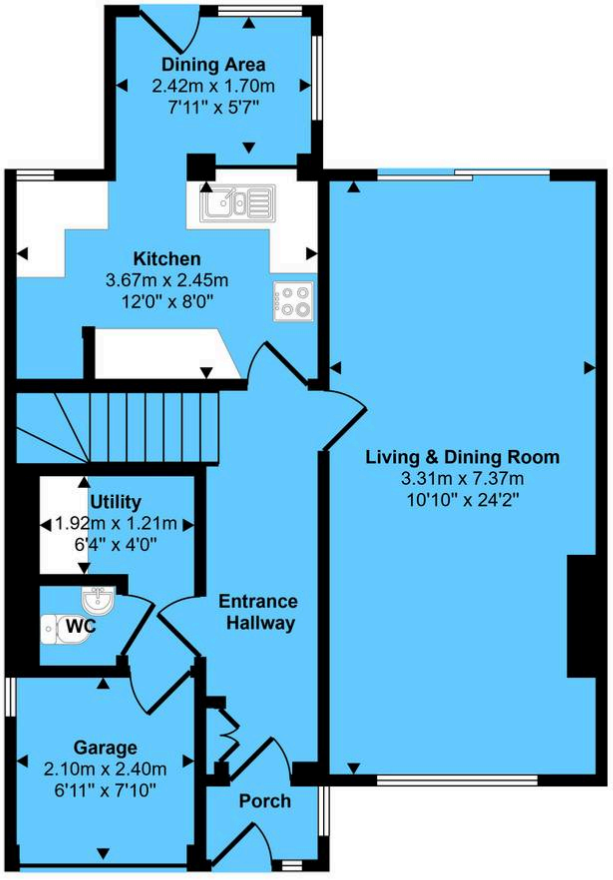




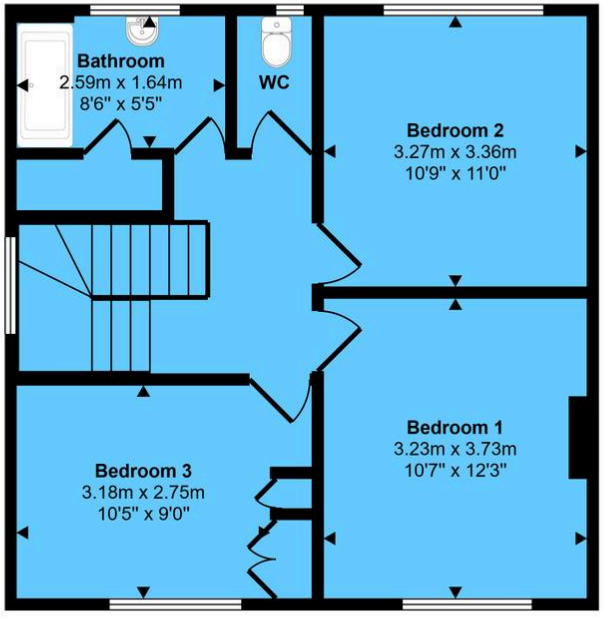




Approx Gross Internal Area
113 sq m / 1221 sq ft



Ground Floor
Approx 62 sq m / 665 sq ft



First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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