



melvyn
Danes
ESTATE AGENTS



Old Lode Lane
Solihull
Offers Over £350,000

Description

Old Lode Lane leads directly off Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property was constructed in 2020 so still have the benefit of builder guarantees and is kitted out with modern and stylish fixtures and fittings.

The property is approached via a large drive way allowing parking for numerous vehicles with a paved pathway leading to the front door allowing access into the accommodation which comprises of entrance hall with under stair storage and access into the good sized living room, ground floor WC and the open plan fitted kitchen/dining room. The kitchen is a great sized and benefits from a range of integrated appliances. breakfast bar island with added storage and French doors opening onto the rear garden.

To the first floor we have three double bedrooms as well as the family bathroom with p shaped bath and thermostatic shower over. Loft access can be gained via a drop down loft ladder access from the third bedroom and airing cupboard storage is off the landing.

To the rear we have a good sized private garden with separate side passage access and having a large patio area, artificial lawn and a second patio with seating and garden shed bordered by panelled fencing.



Accommodation

Entrance Hall

Living Room

12'7" x 12'10" (3.837 x 3.932)

Kitchen/Dining Room

16'8" x 12'11" (5.102 x 3.950)

Ground Floor WC

Bedroom One

10'3" x 13'11" (3.146 x 4.255)

Bedroom Two

9'0" x 15'7" (2.747 x 4.768)

Bedroom Three

7'4" x 11'11" (2.237 x 3.639)

Bathroom

7'11" x 6'0" (2.432 x 1.836)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

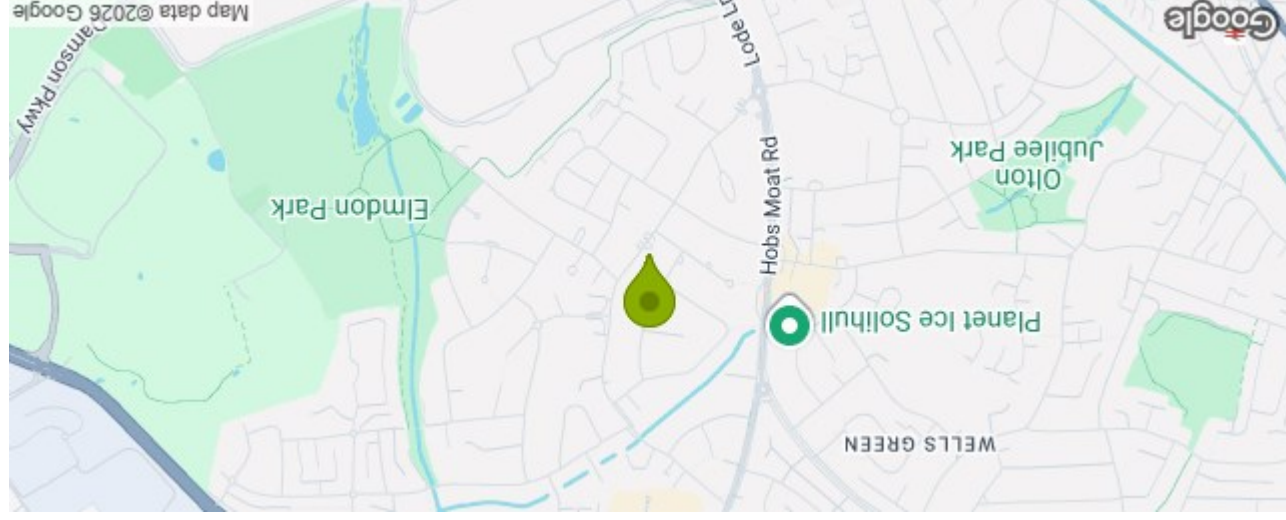
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/10/2025). 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

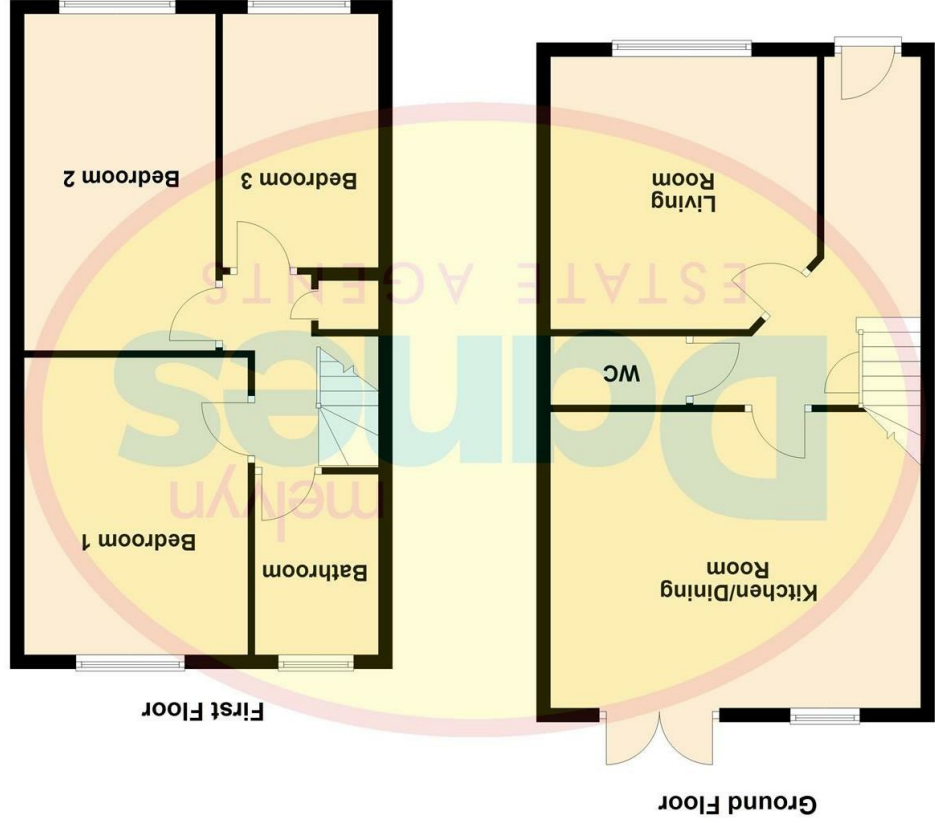
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



Energy Efficiency Rating	
Potential	95
Current	85
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	
EU Directive 2002/91/EC	

657 Old Lode Lane Solihull B92 8NB
Council Tax Band: D



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.