



Old Lode Lane, Solihull

Guide Price £499,500





## PROPERTY OVERVIEW

Nestled on a corner plot, this charming four bedroom detached property offers a contemporary living experience. The grand entrance hallway seamlessly connects the ground floor accommodation, leading to an open plan kitchen/diner that overlooks the tranquil rear garden. The practical utility area, spacious living room, home office, downstairs toilet, and a versatile store room/utility room complete the ground floor layout.

Upstairs, the property boasts four well-appointed bedrooms, including a principal bedroom with an ensuite, while the remaining bedrooms are serviced by a modern family bathroom. The large driveway provides ample parking for multiple vehicles. The property also presents the opportunity to extend, subject to planning permission.



With a stunning rear garden featuring a lush lawn and a patio seating area, this residence offers a perfect blend of indoor and outdoor living spaces.

Don't miss the chance to make this property your dream home. Contact us today for a viewing.



## 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: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Corner Plot With Potential To Extend Subject To Planning Permission
- Large Driveway Providing Ample Parking
- Open Plan Kitchen / Diner
- Spacious Living Room
- Utility / Store Room
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Early Viewing Essential



#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

16' 1" x 9' 6" (4.90m x 2.90m)

#### **KITCHEN / DINER**

16' 5" x 11' 6" (5.00m x 3.50m)

#### **UTILITY AREA**

9' 10" x 4' 11" (3.00m x 1.50m)

#### **HOME OFFICE**

11' 6" x 8' 6" (3.50m x 2.60m)

#### **STORE / UTILITY ROOM**

8' 2" x 7' 10" (2.50m x 2.40m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 9' 6" (3.65m x 2.90m)

#### **ENSUITE**

6' 11" x 4' 5" (2.10m x 1.35m)

#### **BEDROOM TWO**

10' 8" x 9' 8" (3.25m x 2.95m)

#### **BEDROOM THREE**

9' 6" x 9' 6" (2.90m x 2.90m)

#### **BEDROOM FOUR**

6' 11" x 5' 11" (2.10m x 1.80m)

#### **BATHROOM**

6' 3" x 5' 9" (1.90m x 1.75m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 116.0 sq.m. = 1249 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **SOUTH FACING REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, all carpets, all blinds, all light fittings and garden shed.

### **ADDITIONAL INFORMATION**

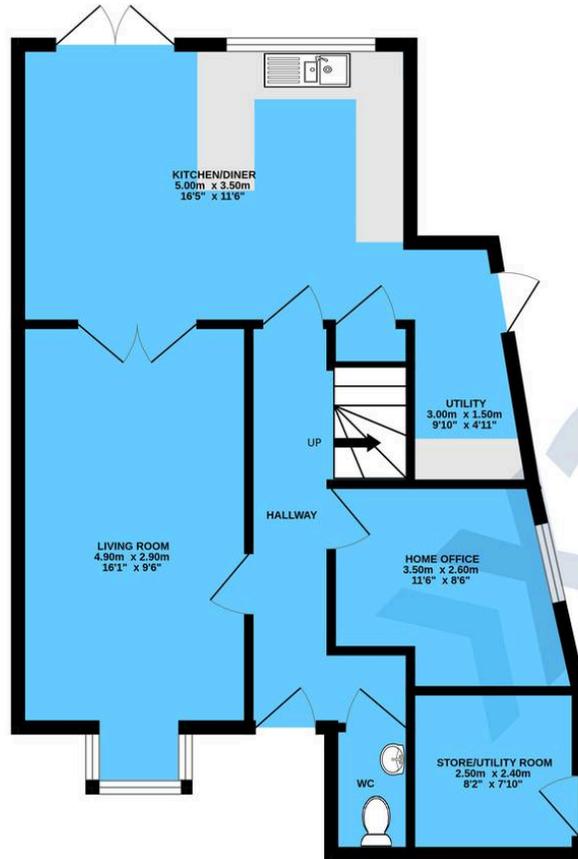
Services – Mains gas, electricity and water on a meter.  
Broadband – Vodafone.

### **INFORMATION FOR POTENTIAL BUYERS**

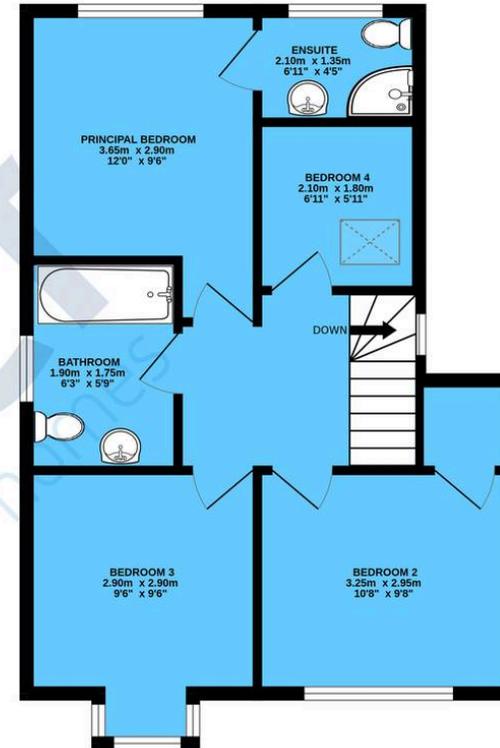
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 116.0 sq.m. (1249 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Xact Homes

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