



smarthomes



- An Impressive Four Bedroom Family Home
- Superb Two Bedroom Detached Bungalow
- Stunning Family Dining Kitchen
- Convenient Location

## Lode Lane, Solihull, West Midlands, B91 2HS

£500,000

A stunning four bedroom semi detached family home with a superb two bedroom detached bungalow/annex. The family home comprises of four bedrooms, attractive lounge, impressive re-fitted & extended family dining kitchen with roof lantern and folding doors to the rear garden, re-fitted four piece family bathroom, re-fitted ground floor shower room and utility room. The pleasant rear garden extends to the ancillary accommodation of a two bedroom detached bungalow with vehicle access to the rear, re-fitted shower room and open plan re-fitted kitchen and lounge with feature roof lantern.





## Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area, Solihull Hospital and Jaguar Land Rover. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station.

The property is set back from the main road on a service road with deep herringbone block paved driveway providing generous off road parking with raised borders and feature lighting extending to UPVC double glazed door to side access and double glazed double doors leading into

### Enclosed Porch

With double glazed window to side and contemporary composite door leading into

### Entrance Hall

With hardwood flooring, spindle balustrade staircase leading to the first floor accommodation, ceiling spotlights, radiator, built-in storage cupboard housing alarm control panel and contemporary glazed doors leading off to







### Lounge to Front

10' 9" x 17' 1" (3.28m x 5.21m) With coving to ceiling, ceiling light point with decorative ceiling rose, double glazed bay window to front elevation with bespoke blinds, fireplace with granite heath, gas fire and wooden surround, hard-wiring for wall mounted television, contemporary vertical radiator and ceiling spot lights



### Impressive Extended Family Dining Kitchen to Rear

17' 1" max x 23' 10" max (5.21m x 7.26m) Being re-fitted with a comprehensive range of wall, drawer and base units incorporating pan drawers and glazed display cabinets, complementary granite work surfaces with matching upstands, inset double sink with mixer tap, feature glass splashback, five ring hob with extractor over, inset eye-level oven and microwave oven, integrated dishwasher, fridge freezer and wine cooler, centre island with breakfast bar seating area, double glazed window to rear elevation, two vertical radiators, ceiling spot lights, hard-wiring for ceiling speakers and wall mounted television, ceramic tiled flooring, superb roof lantern, feature folding doors opening to the delightful rear garden, door to utility area and door to



### Re-Fitted Ground Floor Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure, low flush WC and vanity wash hand basin, tiling to walls and floor, wall mounted vanity mirror, ladder style radiator, roof light and spot lights to ceiling

### Utility Area to Rear

7' 10" x 2' 10" (2.39m x 0.86m) With double glazed window to rear elevation, wall mounted Vaillant boiler, roof light and ceramic tiled flooring

### Accommodation on the First Floor

#### Landing

With obscure double glazed window to side, ceiling light point, spindle balustrade staircase leading to the second floor accommodation and doors radiating off to

#### Bedroom Two to Rear

11' 10" x 11' 1" (3.61m x 3.38m) With double glazed window to rear elevation, hard-wiring for wall mounted television, radiator and ceiling light point

#### Bedroom Three to Front

13' 5" x 9' 6" (4.09m x 2.9m) With ceiling light point, double glazed bay window to front elevation with bespoke blinds, dado rail, decorative mouldings and radiator

#### Bedroom Four to Front

8' 6" x 6' 5" (2.59m x 1.96m) With feature corner window, picture rail and ceiling light point

#### Re-Fitted Four Piece Family Bathroom to Rear

Being re-fitted with a four piece white suite comprising tiled panelled bath with centralised taps, low flush WC, vanity wash hand basin and corner shower cubicle with overhead monsoon soaker, obscure double glazed window to rear, tiling to walls, polished tiling to floor, ladder style radiator and spot lights to ceiling

### Accommodation on the Second Floor

#### Master Bedroom

15' 0" x 14' 2" max with restricted head height (4.57m x 4.32m) With double glazed window providing open views to rear, radiator, stripped timber effect floor covering, Velux window to front and ceiling spot lights

#### Two Bedroom Detached Bungalow

Being accessed via the rear garden or vehicle access to rear with hardstanding providing parking for small vehicle and feature canopy porch with feature downlighters, security lighting, external power points and composite front door leading into

#### Open Plan Lounge & Kitchen

22' 4" x 12' 10" (6.81m x 3.91m) Being re-fitted with a range of high gloss handle-less wall, drawer and base units, marble effect work surfaces with matching upstands, four ring hob with extractor canopy over, inset Candy oven, sink and drainer unit with mixer tap, integrated fridge, wall mounted alarm control panel, stripped timber effect flooring, feature roof lantern, double glazed window, hard-wiring for wall mounted television, facility for electric panel heater, ceiling spot lights and doors leading off to

#### Bedroom One

11' 8" x 8' 7" (3.56m x 2.62m) With double glazed window overlooking the rear garden, further double glazed window, facility for electric panel heater and two ceiling light points

#### Bedroom Two

12' 6" x 7' 6" (3.81m x 2.29m) With double glazed window overlooking the rear garden, hardwiring for wall mounted television, two ceiling light points and facility for electric panel heater

#### Modern Shower Room

Being re-fitted with a three piece white suite comprising double shower cubicle, low flush WC and vanity wash hand basin, tiling to water prone areas, feature ceramic flooring and spot lights to ceiling

#### Pleasant Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and well stocked shrub borders

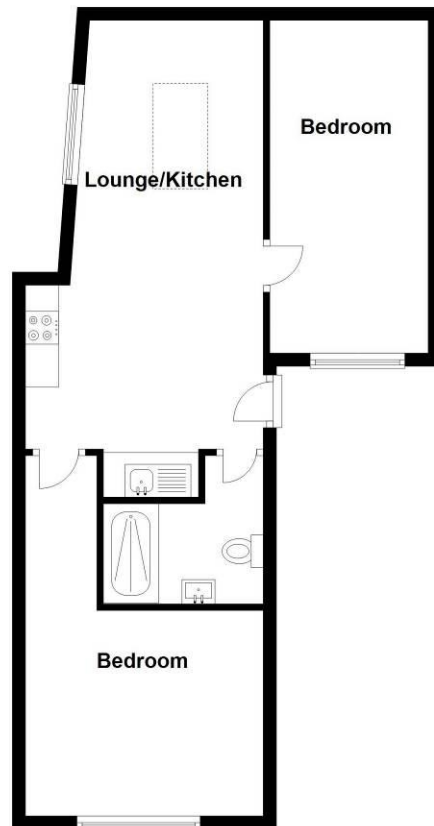
#### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



### Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



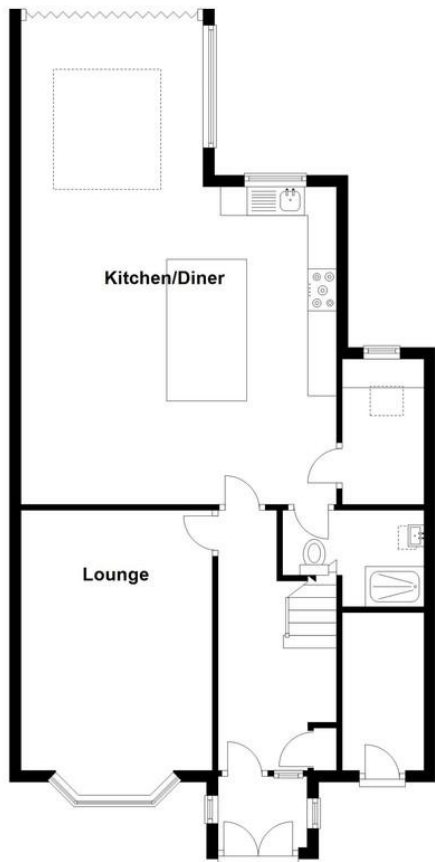
Total area: approx. 53.1 sq. metres (571.2 sq. feet)





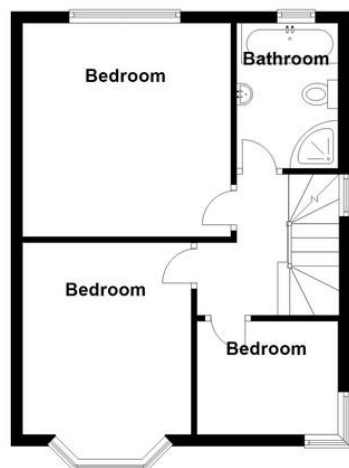
### Ground Floor

Approx. 78.4 sq. metres (843.5 sq. feet)



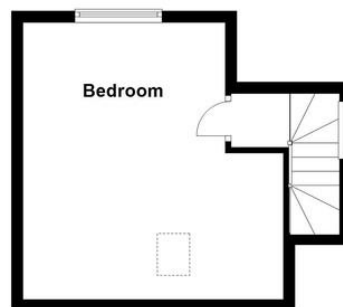
### First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



### Second Floor

Approx. 23.0 sq. metres (247.3 sq. feet)



Total area: approx. 141.0 sq. metres (1517.5 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.