



smarthomes



- A Spacious & Well Presented Detached Family Home
- Four Double Bedrooms
- Extended & Re-Fitted Kitchen
- Planning Consent for Partial Conversion to Chiropractic

Lode Lane, Solihull, West Midlands, B91 2AE

Offers Over £600,000

A spacious and well presented detached family home situated a short walk from Solihull Town centre. Offering accommodation comprising two spacious reception rooms, an extended and re-fitted kitchen, utility room, guest W.C, four double bedrooms, modern en-suite shower room, re-fitted family bathroom, extensive rear garden, integral garage and driveway parking. The property further benefits from planning consent for the conversion of the garage and utility to a chiropractic clinic with independent access. Council Tax Band – F. EPC Rating – D.



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking with decorative fencing to side boundaries and a UPVC double glazed door leading into



Enclosed Porch

7' 7" x 5' (2.31m x 1.52m) With double glazed windows to property frontage and side and further glazed door leading to

Entrance Hallway

With wooden flooring, two ceiling light points, radiator, stairs leading to the first floor accommodation and doors leading off to



Reception Room One to Front

18' 7" x 11' (5.66m x 3.35m) With UPVC double glazed bay window to front elevation, UPVC double glazed window to side, wall mounted radiator, wall and ceiling light points and a living flame electric fire with wooden surround and marble hearth



Reception Room Two to Rear

16' 11" x 12' (5.16m x 3.66m) With a UPVC double glazed bay to rear incorporating French doors leading to rear garden, further UPVC double glazed window to side, wall mounted radiator, wall and ceiling light points and a feature stone effect fireplace with decorative fire and marble hearth



Extended & Re-Fitted Kitchen to Rear

17' 3" x 8' 2" (5.26m x 2.49m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor over. Eye level double oven and grill, integrated larder fridge and dishwasher, tiling to splash back areas and floor, two feature vertical radiators, ceiling spot lights, plinth lighting, feature vaulted ceiling with UPVC double glazed porthole window, a UPVC double glazed window to the rear aspect and UPVC double glazed door leading to rear garden. Door to under stairs pantry cupboard and further door to

Utility Room

10' 10" x 7' 6" (3.3m x 2.29m) With a fitted base unit with a work surface over incorporating a sink and drainer unit with mixer tap. Passageway with UPVC double glazed door to property frontage, space and plumbing for washing machine, tiling to splash back area and floor, vertical central heating radiator, light point, built in storage cupboard housing gas central heating boiler and door to

Guest W.C

Being fitted with a modern white suite comprising a low flush WC and pedestal wash hand basin. Illuminated mirror, tiling to floor and ceiling light point

Landing

With ceiling light point, radiator, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

12' 6" x 12' 2" (3.81m x 3.71m) With double glazed bay window to rear elevation, radiator, ceiling light point and door to

Modern En-Suite Shower Room to Side

Being fitted with a modern white suite comprising of a large shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, illuminated mirror, ceiling spot lights and an obscure UPVC double glazed window to the side elevation

Bedroom Two to Front

15' max x 11' (4.57m max x 3.35m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

9' 5" x 8' 11" (2.87m x 2.72m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

13' 8" x 9' 8" (4.17m x 2.95m) With some restricted head height, a double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Side

7' 5" x 6' (2.26m x 1.83m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Extensive Rear Garden

Being mainly laid to lawn with a large paved patio, hedging and panelled fencing to boundaries, timber built playhouse and mature plants and shrubs

Integral Garage

Located at the side of the property with side hung doors for vehicular access, ceiling light point and courtesy door to hallway

Planning Permission

The property further benefits for approved planning permission for the conversion of the garage, utility room and guest W.C to a chiropractic clinic with independent access from the property frontage. Application number PL/2023/00758/PPFL

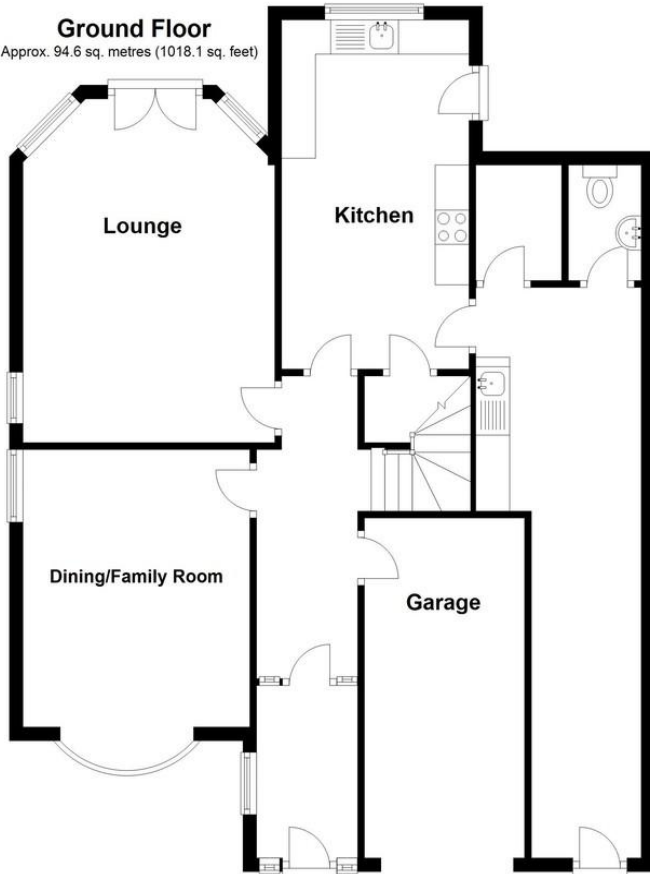
Tenure

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. Current council tax band - F

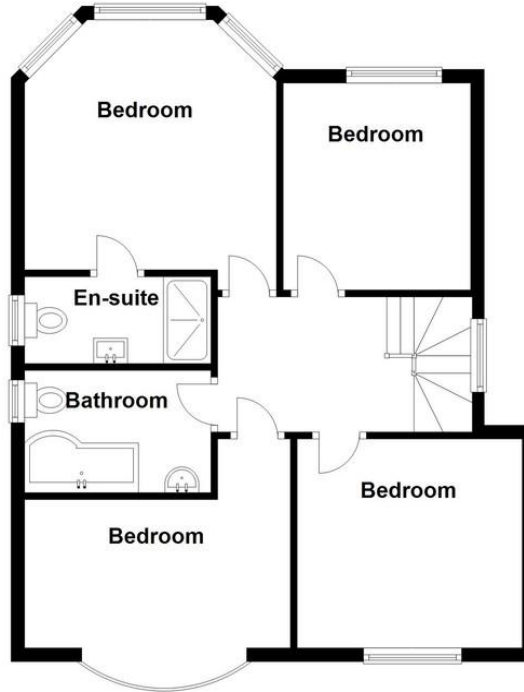


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 94.6 sq. metres (1018.1 sq. feet)



First Floor
Approx. 59.5 sq. metres (640.7 sq. feet)



Total area: approx. 154.1 sq. metres (1658.7 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and 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 are advised to recheck the measurements.