



smarthomes

## Lode Lane

Solihull, B91 2HW

- A Well Presented & Substantially Extended Semi-Detached Family Home
- Three Good Size Bedrooms with Fitted Furniture
- Extended Open Plan Breakfast Kitchen
- Re-Fitted Family Shower Room

**£400,000**

EPC Rating - 67

Current Council Tax Band - C





## 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 tarmac driveway providing ample off road parking with decorative walls to either side and a contemporary composite front door with matching obscure side windows leading into

### Entrance Hallway

With wood effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to



### Spacious Lounge to Front

25' 7" x 9' 8" (7.8m x 2.95m) With UPVC double glazed bay window to front elevation, two wall mounted radiators, two ceiling light points, laminate flooring and glazed double doors to

### Dining Area to Rear

10' x 9' 6" (3.05m x 2.9m) With double glazed sliding patio doors leading to rear garden, laminate flooring, wall mounted radiator and ceiling light point

### Extended Open Plan Breakfast Kitchen

#### Kitchen to Rear

18' x 6' 2" (5.49m x 1.86m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 5 ring gas on glass hob with feature extractor hood over. Eye level oven and grill, space and plumbing for dishwasher, washing machine and tumble dryer, tiling to splash back areas, laminate flooring, radiator, ceiling spot lights, a UPVC double glazed door leading to rear garden, a UPVC double glazed window to the rear aspect and access to



#### Breakfast Area to Front

16' 5" x 6' 3" (5m x 1.91m) With laminate flooring, radiators, ceiling spot lights and a UPVC double glazed window to the front aspect with fitted seating with storage beneath



#### Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and Vanity wash hand basin. Tiling to full height and ceiling light point

#### Landing

With LED ceiling lights, loft hatch and doors leading off to

#### Enlarged Bedroom One to Front

15' 5" max x 12' 9" max (4.7m max x 3.89m max) With a UPVC double glazed bay window to front elevation, further UPVC double glazed window to front, two radiators, ceiling light point, laminate flooring and fitted wardrobes and over bed storage



#### Bedroom Two to Rear

12' 9" x 9' 10" (3.89m x 3m) With a UPVC double glazed window to rear elevation, radiator, ceiling light point, laminate flooring and fitted wardrobes and over bed storage



### Dual Aspect Bedroom Three

12' 10" x 6' 9" (3.91m x 2.06m) With UPVC double glazed windows to front and rear elevations, radiator, ceiling light point, laminate flooring and fitted wardrobes and over bed storage

### Re-Fitted Family Shower Room to Rear

Being re-fitted with a modern white suite comprising of a large shower enclosure, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling light point and an obscure double glazed window to the rear elevation

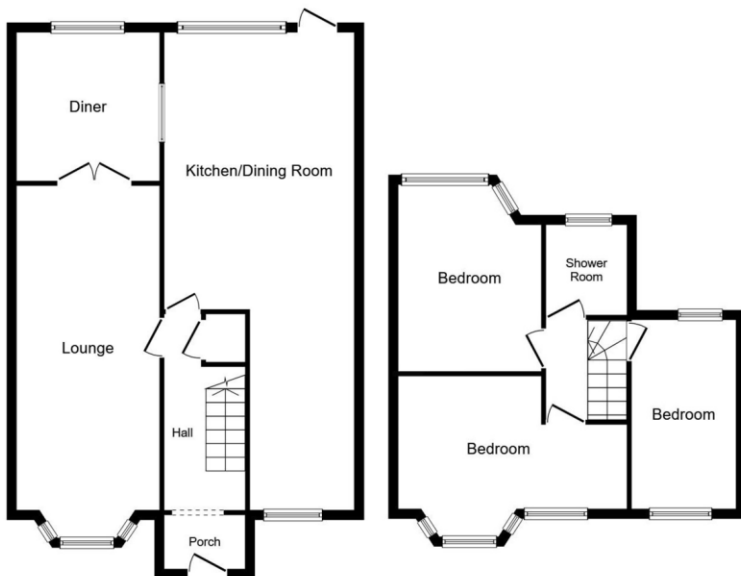


### West Facing Rear Garden

Being mainly laid to lawn with block paved patio, timber framed storage shed, additional storage room and panelled fencing to boundaries

### 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 vendor. Current council tax band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.