



smarthomes

## Lode Lane

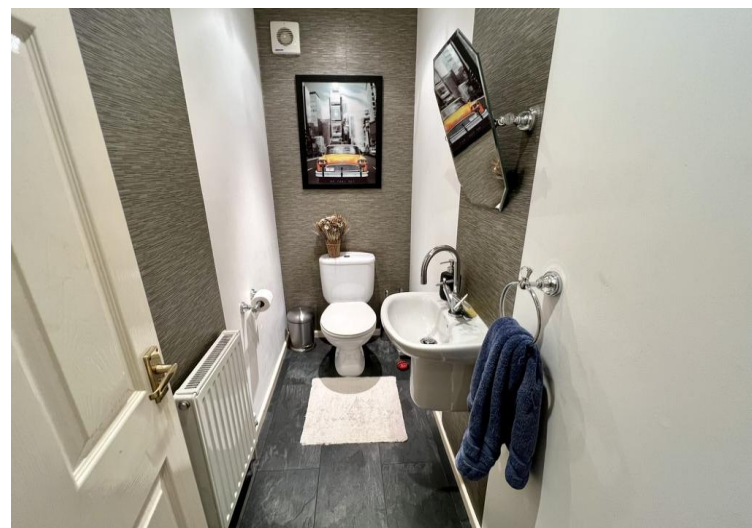
Solihull, B92 8NS

- A Very Well Presented Mid-Terrace Family Home
- Three Bedrooms
- Modern En-Suite Shower Room
- Re-Fitted Breakfast Kitchen

**£300,000**

EPC Rating - TBC

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 hedging for privacy with a blue slate frontage, wrought iron fencing to boundaries and a pathway leading to a UPVC double glazed door leading into

### Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring and a further UPVC double glazed door leading to



### Entrance Hallway

With ceiling spot lights, laminate flooring, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### Re-Fitted Breakfast Kitchen to Front

13' 9" x 8' 6" (4.2m x 2.6m) 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 hood over and oven below. Space and plumbing for washing machine and dishwasher, concealed wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, breakfast bar, radiator, ceiling spot lights and a double glazed bay window to the front aspect



### Spacious Lounge/Diner to Rear

15' 1" x 14' 1" (4.6m x 4.3m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, laminate flooring, wall mounted radiator, wall and ceiling light points and a feature fireplace with living flame gas fire

### Guest W.C

Being fitted with a modern white Roca suite comprising a low flush WC and wall mounted wash hand basin. Radiator, laminate flooring and ceiling spot lights



### Landing

With laminate flooring, ceiling light point, loft hatch and doors leading off to

### Bedroom One to Front

11' 5" x 9' 2" (3.5m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring, built in wardrobes with mirrored sliding doors and door to

### Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure, wall mounted wash hand basin and a low flush W.C. Wood affect laminate flooring, tiling to splash prone areas and ceiling spot lights

### Bedroom Two to Rear

10' 9" x 8' 6" (3.3m x 2.6m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point





### Bedroom Three to Rear

11' 1" x 5' 10" (3.4m x 1.8m) With double glazed window to rear elevation, laminate flooring, radiator and ceiling light point

### Modern Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, feature wash hand basin and a Grohe low flush W.C. Chrome heated towel rail, tiling to full height and floor, ceiling spot lights and display shelving

### West Facing Rear Garden

Being mainly laid to lawn with patio area, panelled fencing to boundaries, exterior lighting, power points, cold water tap and an aluminium framed shed. There is a further large gravelled area for parking accessed via the through garage and a further courtesy door giving access



### Large Rear Garage

21' 11" x 15' 5" (6.7m x 4.7m) Being accessed via a shared rear service road with secure electronic gates. There is a large electronic up and over door for vehicular access, power points and sensor ceiling light points

### 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 - C



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