

762 Old Lode Lane

Solihull, B92 8NH





THREE BEDROOM SEMI-DETACHED RESIDENCE

- Extended Semi-Detached Residence
- Dual Aspect Through Lounge & Family Room
- Popular Location
- Modern Fitted Breakfast Kitchen
- Further Scope for Development (STPP)
- Beautiful Rear Garden
- Substantial Driveway
- Utility Room & Separate WC
- Gas Central Heating & Double Glazed Windows
- No Upward Chain

ACCOMMODATION

An extended beautifully presented three bedroom semi-detached residence situated in a popular location. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; large entrance porch, reception hall, dual aspect through lounge, modern fitted breakfast kitchen, family room, lobby, separate wc, utility room, first floor landing, three bedrooms, luxury fitted shower room/wc, substantial driveway and beautiful rear garden which is not directly overlooked. No Upward Chain.



LARGE ENTRANCE PORCH

RECEPTION HALL

understairs storage cupboard

THROUGH LOUNGE

25' 6" x 11' 9" (7.77m x 3.58m)

BREAKFAST KITCHEN

14' 0" x 7' 7" (4.27m x 2.31m)

FAMILY ROOM

15' 9" x 9' 9" max 9' 3" min (4.8m x 2.97m 2.82m)

INNER LOBBY

SEPARATE WC

UTILITY ROOM

10' 1" x 6' 9" (3.07m x 2.06m)

FIRST FLOOR LANDING

storage cupboard

BEDROOM ONE

13' 6" x 11' 9" back of wardrobe
(4.11m x 3.58m)

BEDROOM TWO

12' 0" x 10' 9" (3.66m x 3.28m)

BEDROOM THREE

8' 5" x 6' 7" (2.57m x 2.01m)

**LUXURY FITTED SHOWER
ROOM/WC**

SUBSTANTIAL DRIVEWAY

**BEAUTIFULLY ENCLOSED REAR
GARDEN**

which is not directly overlooked





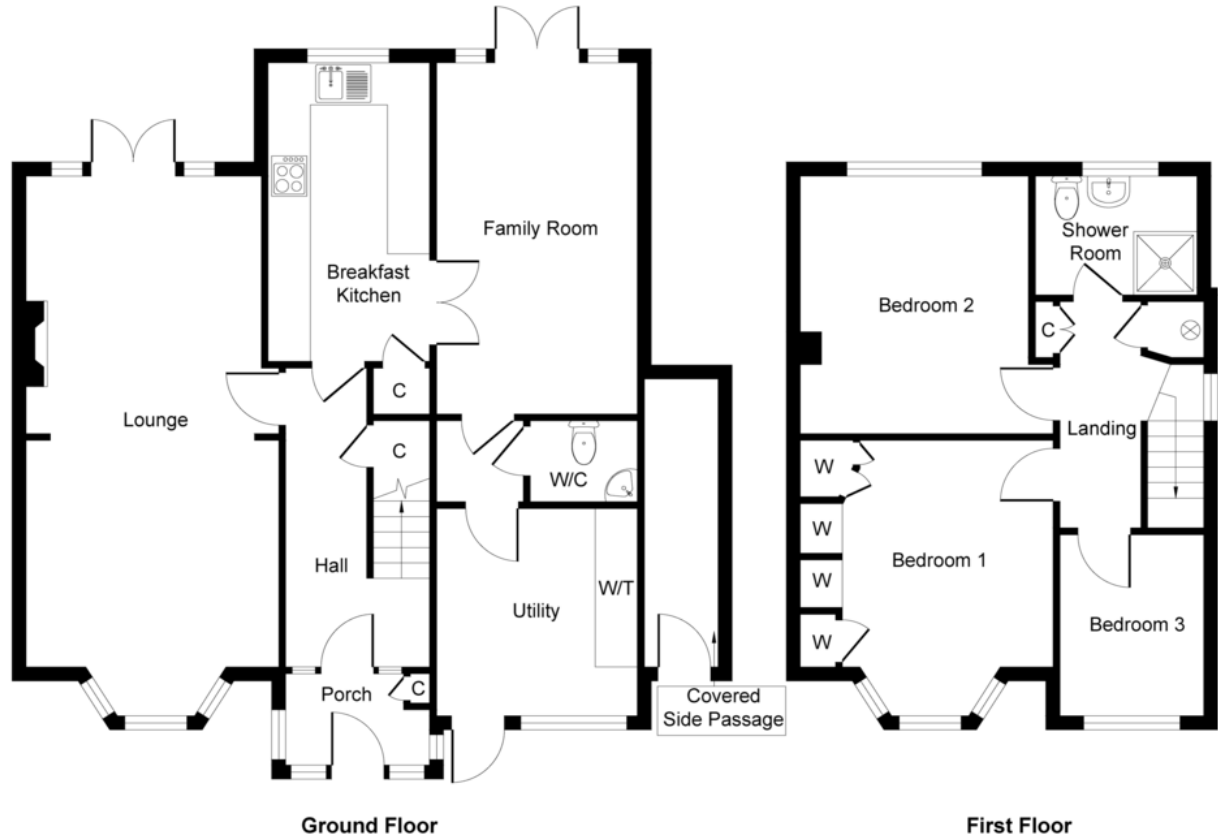




Asking Price Of £425,000

TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Approx. Gross Internal Floor Area 1,320 sq. ft. (122.65 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
EU Directive 2002/91/EC			