



Old Lode Lane, Solihull

Guide Price £415,000





PROPERTY OVERVIEW

Presenting this charming three bedroom semi-detached property with NO UPWARD CHAIN, offering a delightful abode filled with an abundance of natural light throughout. This property holds promise for extension, subject to planning permission, providing an opportunity to tailor the space to your desires. Upon entry, you are welcomed by a spacious hallway featuring a guest toilet and ample storage facilities. The ground floor layout boasts a generously sized lounge offering excellent views of the rear garden, a superb dining room, and a well-appointed fitted kitchen with integrated appliances. Completing the ground floor is a side store, which is maintenance free with new UPVC doors both ends and a composite roof and a convenient single garage, with maintenance free (metal powder coated white doors) for additional storage and parking needs. Ascend the stairs to find three generously sized bedrooms, served by a shower room and a separate toilet. Outside the property enjoys a superb rear South/South West garden which has the sun all day and is beautifully landscaped with an abundance of shrubbery. With its versatile living spaces and potential for expansion, this property presents a wonderful opportunity to create the perfect abode tailored to your lifestyle needs.



PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Potential To Extend Subject To Planning Permission
- Lounge & Dining Room
- Fitted Kitchen
- Three Generously Sized Bedrooms
- Single Garage & Side Store
- Beautiful Rear Garden
- Early Viewing Essential



PORCH

HALLWAY

WC

4' 4" x 2' 9" (1.32m x 0.84m)

DINING ROOM

12' 6" x 10' 0" (3.81m x 3.05m)

**LOUNGE**

14' 0" x 13' 11" (4.27m x 4.24m)

KITCHEN

11' 0" x 8' 0" (3.35m x 2.44m)

SIDE STORE

22' 11" x 3' 6" (6.99m x 1.07m)

FIRST FLOOR**BEDROOM ONE**

12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM TWO

12' 6" x 10' 8" (3.81m x 3.25m)

BEDROOM THREE

10' 9" x 7' 11" (3.28m x 2.41m)

SHOWER ROOM

8' 4" x 5' 9" (2.54m x 1.75m)

SEPARATE WC

5' 9" x 2' 9" (1.75m x 0.84m)

TOTAL SQUARE FOOTAGE

95 sq.m (1023 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE**

15' 10" x 7' 6" (4.83m x 2.29m)

LANDSCAPED REAR GARDEN**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated microwave, fridge/freezer, dishwasher, all carpets, curtains, blinds and light fittings, fitted wardrobes in two bedrooms, garden shed (with mains power) and summer house.



ADDITIONAL INFORMATION

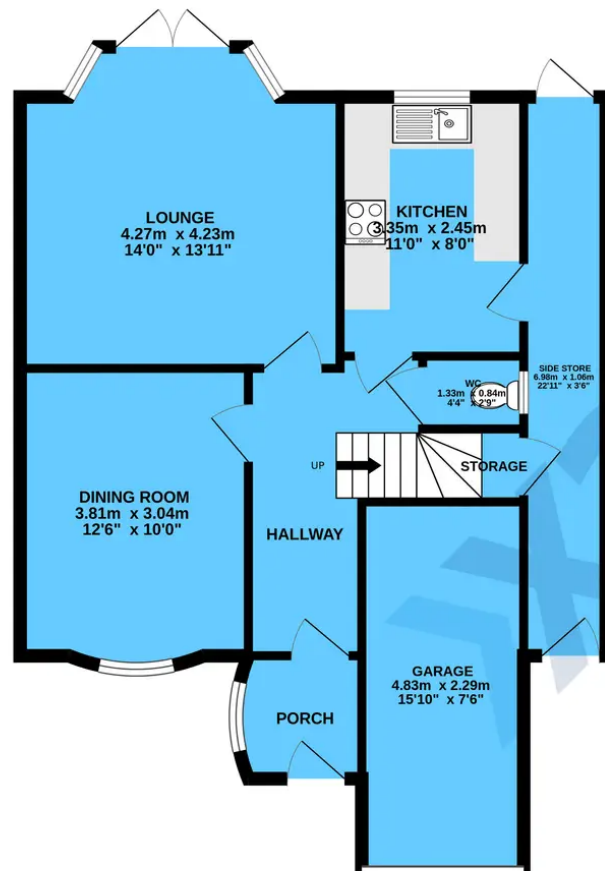
Services - mains gas, electricity and sewers.
Broadband - BT - fibre optic. Loft space - large insulated loft, boarded with ladder and lighting. Gas boiler - regularly serviced. Recently re-wired - with new breaker board/fuse board.

MONEY LAUNDERING REGULATIONS

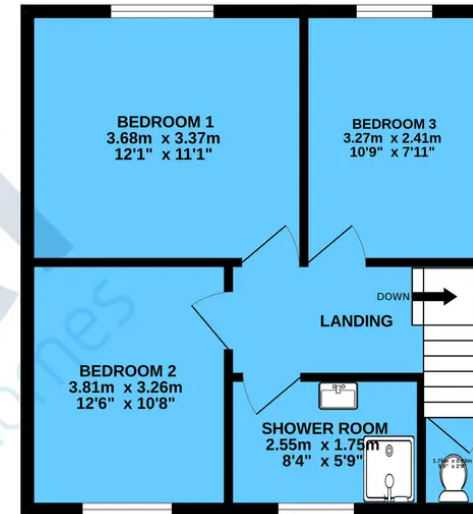
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.0 sq.m. (1023 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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