



smarthomes

Old Lode Lane

Solihull, West Midlands, B92 8JF

- An Extended Detached Property
- Three Bedrooms
- No Upward Chain
- Extended & Modern Dining Kitchen
- Delightful South West Facing Rear Garden With Double Garage

£330,000

EPC Rating TBC

Current Council Tax Band 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 lawned fore garden with block paved driveway providing off road parking extending to wooden door to side access and UPVC double glazed double doors leading into



Enclosed Porch

With double glazed windows and obscure glazed hardwood door leading through to

Entrance Hallway

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

Lounge Diner to Front

25' 11" x 9' 6" (7.9m x 2.9m) With double glazed bay window to front elevation, two radiators, two ceiling light points with decorative roses, coving to ceiling, gas fireplace with tiled hearth and wooden surround and obscure glazed windows incorporating obscure glazed door leading through to



Extended Modern Dining Kitchen to Rear

19' 0" x 15' 8" (5.8m x 4.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, space for fridge freezer, tiled flooring, two radiators, ceiling light points, double glazed windows to side and rear and double glazed French door leading out to the delightful South West facing rear garden



Guest WC

With obscure window to side passage, low flush WC, corner vanity wash hand basin with tiled splashback and wall lighting

Accommodation on the First Floor

Landing

With ceiling light point, obscure window to side, loft access and doors leading off to

Bedroom One to Front

12' 9" x 9' 6" (3.9m x 2.9m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

12' 9" x 9' 6" (3.9m x 2.9m) With double glazed bay window to rear elevation, radiator, ceiling light point and a range of fitted furniture





Bedroom Three to Front

8' 2" x 5' 6" (2.5m x 1.7m) With double glazed window to front elevation, radiator and ceiling light point

Family Shower Room to Rear

6' 10" x 5' 6" (2.1m x 1.7m) Being fitted with a three piece white suite comprising of; corner shower cubicle with electric shower, low flush WC and vanity wash hand basin with complementary tiling to walls, decorative flooring, obscure double glazed window to rear, radiator, ceiling light point and airing cupboard housing Baxi boiler



Delightful South West Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, door to side passage, outside tap, decorative borders with a variety of mature shrubs and bushes and paved pathway extending to rear to greenhouse and double garage

Double Garage

13' 1" x 14' 9" (4.0m x 4.5m) Being accessed via rear service road with double metal garage doors

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D