



smarthomes

Old Lode Lane

Solihull

- A Well Presented Three Bedroom Family Home
- Open Plan Kitchen/Diner
- South/Westerly Facing Rear Garden
- Driveway Parking

£300,000

Current EPC Rating - D
Current Council Tax Band - C

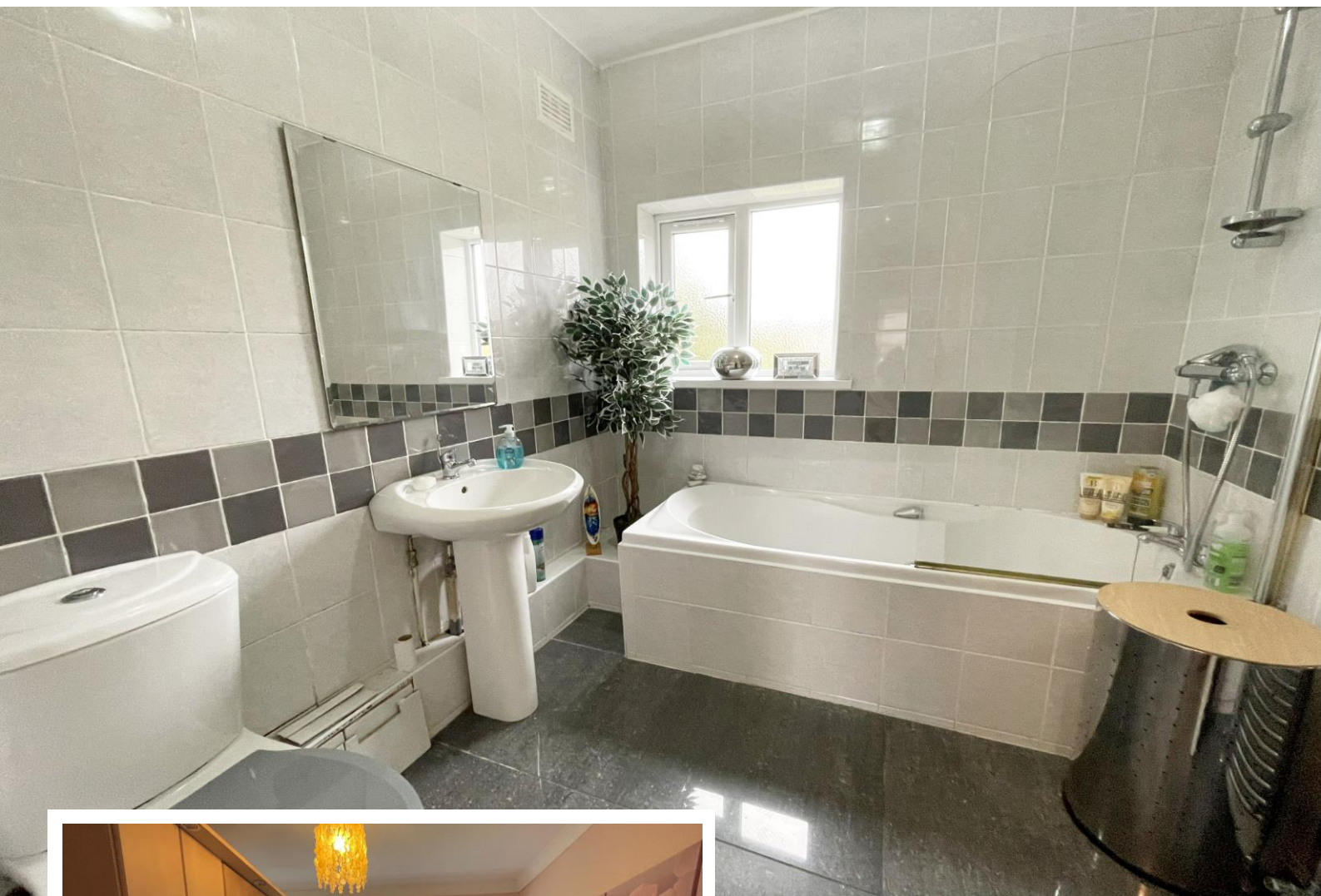




Property Description

A traditional semi detached property situated in a convenient location and benefiting from three good sized bedrooms, dining kitchen, lounge, family bathroom, south westerly facing rear garden and off-road parking

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.



Rooms & Measurements

Lounge to Front 2.9m x 4.95m (9'6" x 16'3" (into bay)

Dining Kitchen to Rear 4.75m x 2.64m (15'7" x 8'8")

Bedroom One to Front 2.9m x 3.84m (9'6" x 12'7" (into bay)

Bedroom Two to Rear 2.57m x 3.84m (8'5" x 12'7")

Bedroom Three to Front 1.7m x 2.5m (5'6" x 8'2")

Family Bathroom to Rear 2.03m x 2.24m (6'8" x 7'4")

Tenure

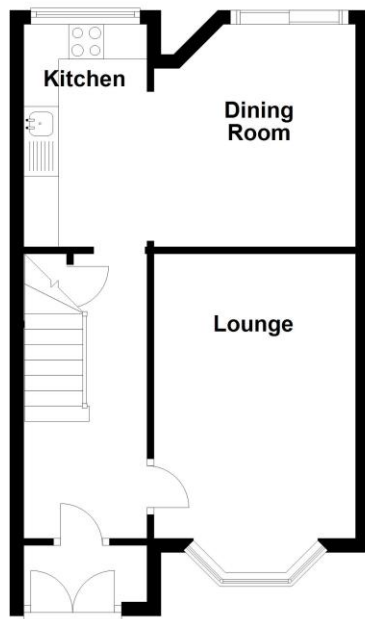
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

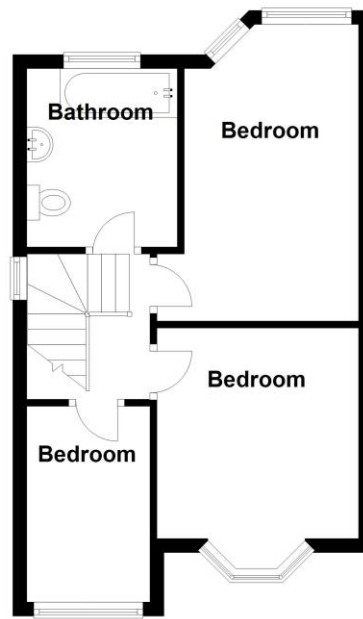
Current council tax band – C



Ground Floor



First Floor



Total area: approx. 71.3 sq. metres (767.2 sq. feet)

316 Stratford Road
 Shirley
 Solihull
 B90 3DN

www.smart-homes.co.uk
 0121 744 4144

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 are 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.