
melvyn
Danes
ESTATE AGENTS
521
Old Lode Lane
Solihull
Asking Price £350,000

Description

Old Lode Lane leads directly off Lode Lane. Regular bus services operate to the town centre of Solihull along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property stands well back from the road behind a long driveway affording parking for multiple vehicles and a side fore garden leading to the accommodation which comprises of entrance hall, kitchen breakfast room with access into covered side passage with front to back access. Open plan living dining room with French doors into the rear garden and ground floor WC. To the first floor we have three good sized bedrooms with various wardrobe and closet options and a great sized family bathroom fitted with bath and shower over, wash basin and toilet.

To the rear we have a private and mature garden mainly laid to lawn with mature attractive shrubbery and a patio. The property also benefits from an integral single garage.













Accommodation

Entrance Porch

Entrance Hall

Kitchen/Breakfast Room
9'6" x 11'9" (2.919 x 3.603)

Open Plan Living/Dining Room
13'0" x 15'9" + 9'9" x 8'10" (3.981 x 4.822 + 2.979 x 2.716)

Ground Floor WC

Covered Side Passage

Bedroom One
13'1" x 13'1" (4.003 x 4.011)

Bedroom Two
12'2" x 10'6" (3.732 x 3.207)

Bedroom Three
8'11" x 9'9" (2.739 x 2.996)

Bathroom
7'11" x 7'1" (2.421 x 2.180)

Single Garage
15'11" x 4'2" (4.861 x 1.283)

Private Rear Gardens

Off Road Parking













TENURE: We are advised that the property is Freehold

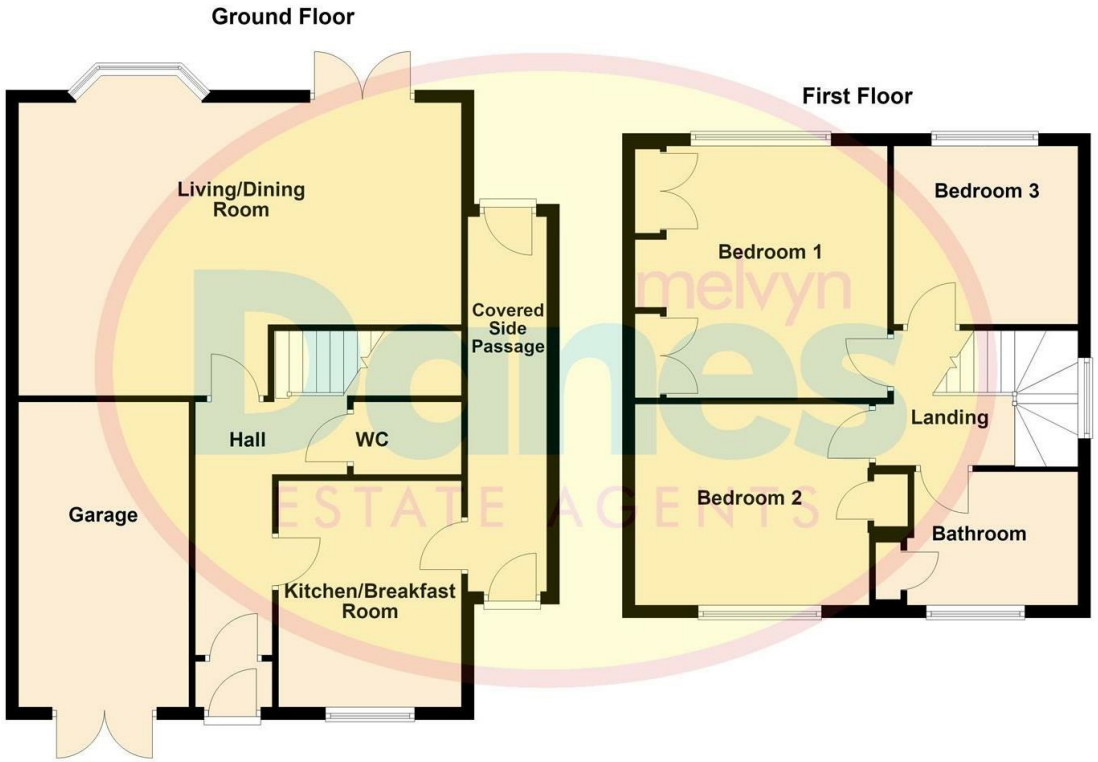
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/05/2024. Actual service availability at the property or speeds received may be different.

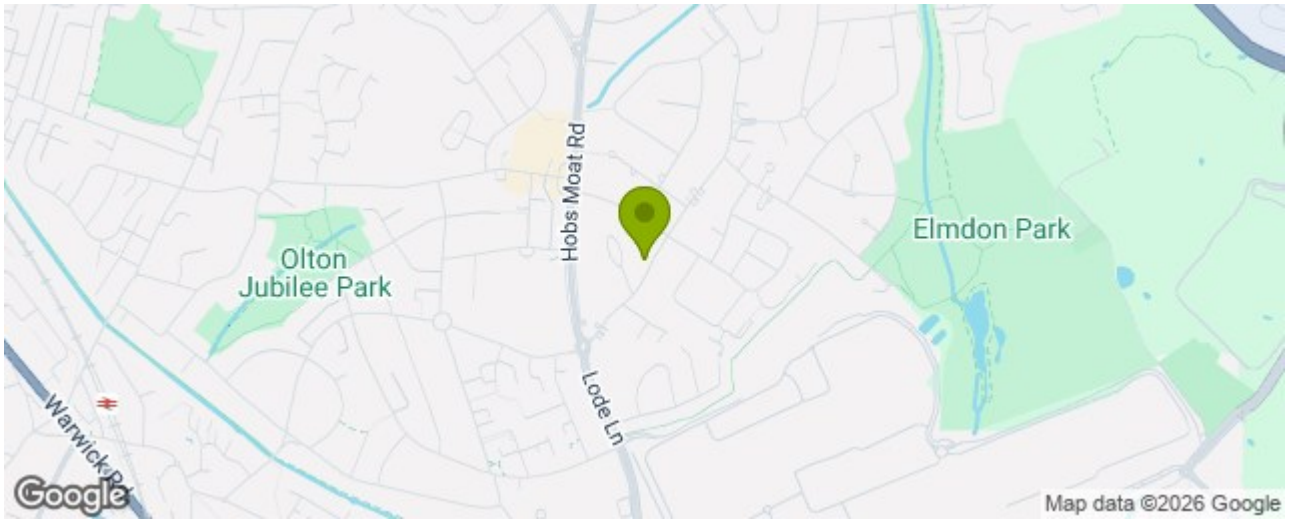
MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 14/5/25). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

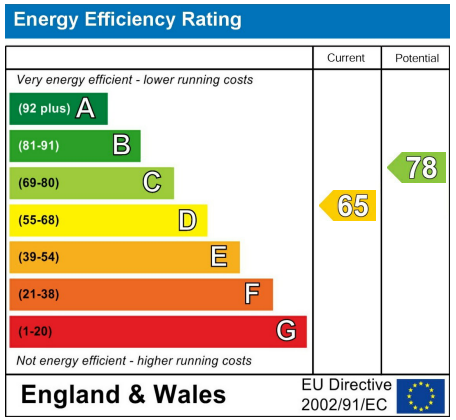
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





623 Old Lode Lane Solihull Solihull B92 8LY
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.