



melvyn  
**Danes**  
ESTATE AGENTS

Old Lode Lane  
Solihull  
Asking Price £325,000



## 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 foregarden leading to the accommodation which comprises of, large entrance porch to front door allowing access into the hallway with storage options. Off the hall is the front reception with bay window currently set up as the dining room, rear living room which is a great sized room with fire place, fitted kitchen with fitted appliances and space and plumbing for washers dryers etc. Covered side passage with front and rear access. Converted garage space making a 3rd reception room or 4th bedroom.

To the first floor we have three bedrooms two of which are particularly good sized doubles with a range of fitted storage options. The family bathroom is fitted with a large corner bath and wash basin with a separate toilet off the staircase.

to the rear we have private garden bordered by panelled fencing and mainly laid to lawn with patio and shed with the front offering good off road parking and fore garden.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

13'0" x 10'0" (3.97 x 3.06)

**Living Room**

11'0" x 13'9" (3.36 x 4.20)

**Kitchen**

11'0" x 8'4" (3.36 x 2.56)

**Garage Conversion/Study**

14'3" x 7'0" (4.36 x 2.15)

**Bedroom One**

13'0" x 10'0" (3.97 x 3.06)

**Bedroom Two**

11'0" x 13'9" (3.36 x 4.20)

**Bedroom Three**

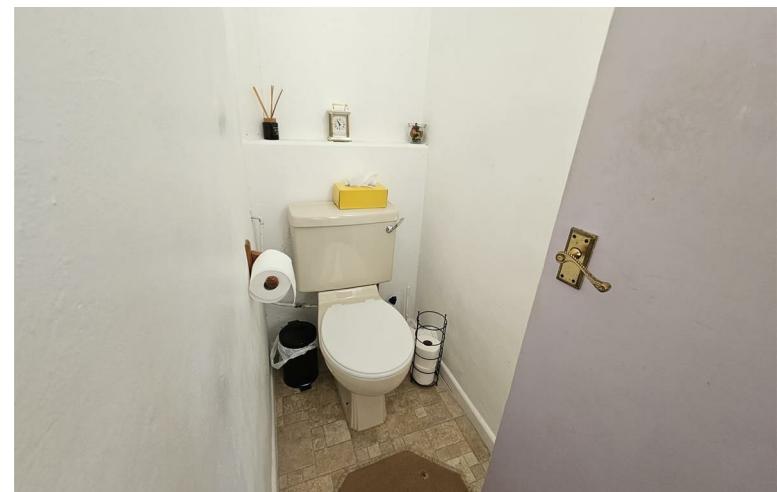
11'0" x 8'4" (3.36 x 2.56)

**Bathroom**

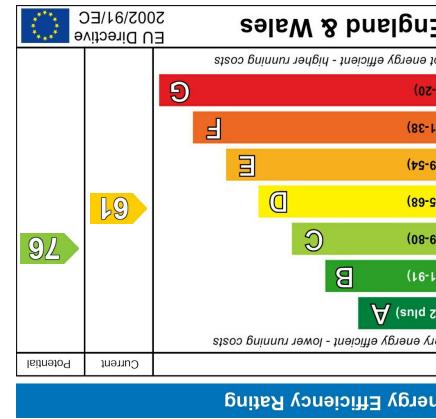
**WC**

**Private Rear Gardens**

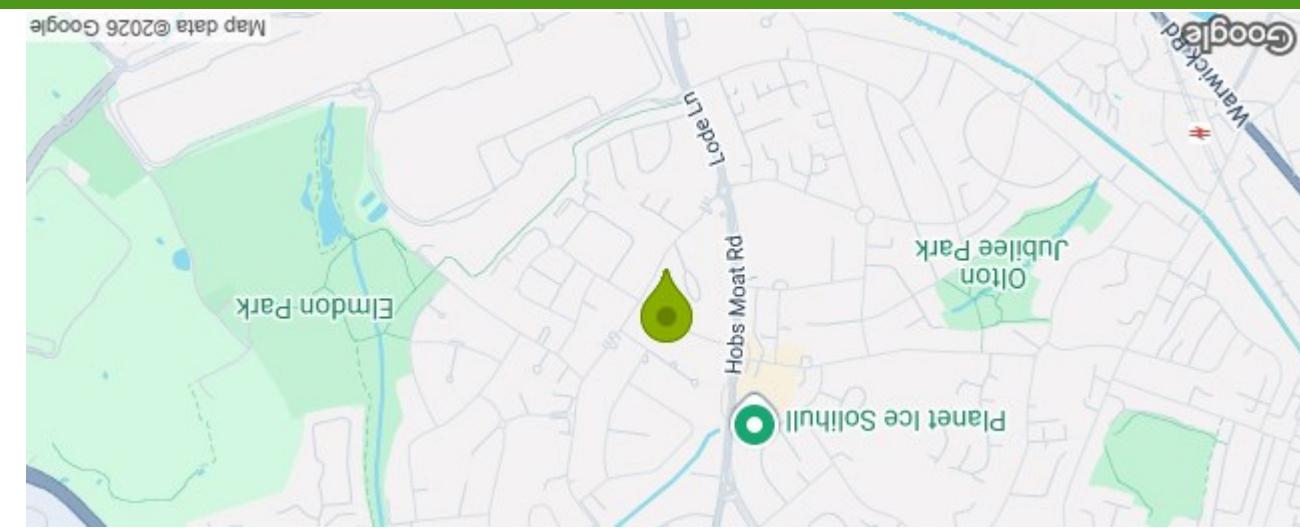
**Off Road Parking**



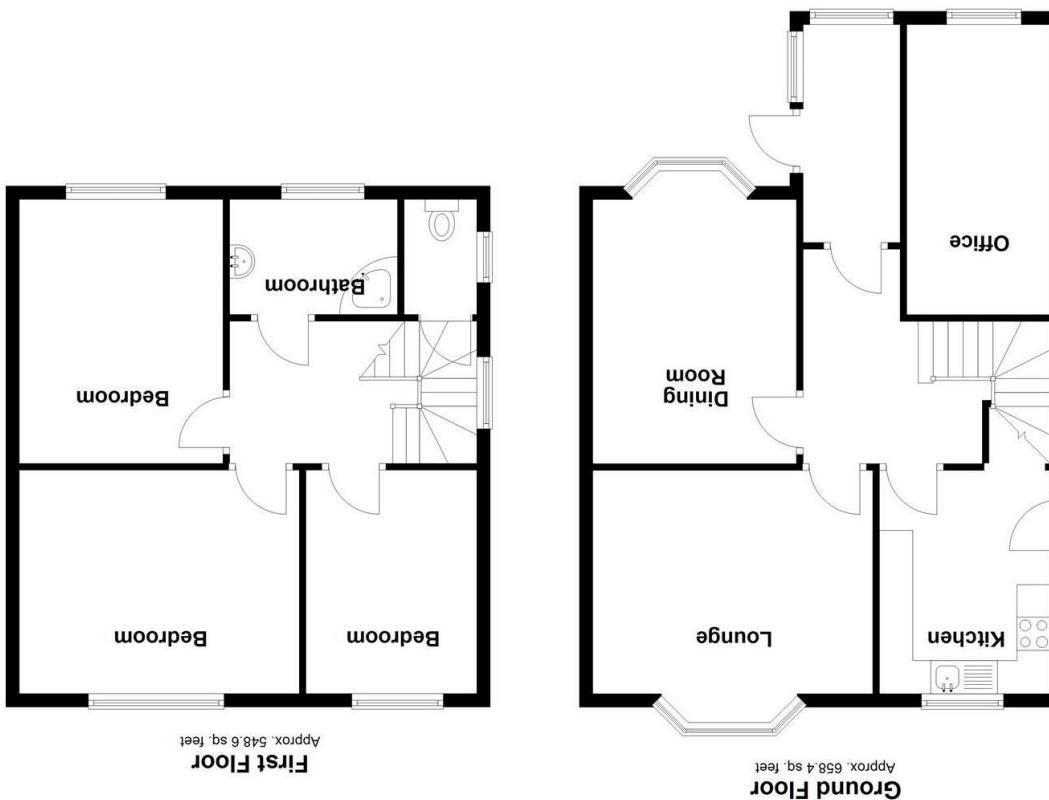
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



617 Old Lodge Lane Solihull B92 8LY  
Council Tax Band: D



Total area: approx. 1207.0 sq. feet



Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

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 sufficient 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 a sale.

Individuals, we may use approved external services which review publicly available information on companies and review this time to time. To avoid the need to request detailed identity information from vendors and including

individuals and companies and the beneficial owners of organisations and trusts before accepting new structures, and to review these particulars or otherwise verify or warrant that they are in working order.

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

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checkerboard.org.uk on 28/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the property is available for the standard broadband download speed at 8 Mbps, however currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.org.uk on 28/1/2025. Actual speeds available for the property at the time a speed test is carried out. The estimated fastest download speed

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TENURE: We are advised that the property is Freehold.