



melvyn  
**Danes**  
ESTATE AGENTS

Old Lode Lane  
Solihull  
Asking Price £400,000

## Description

Old Lode Lane leads directly off Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre 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.

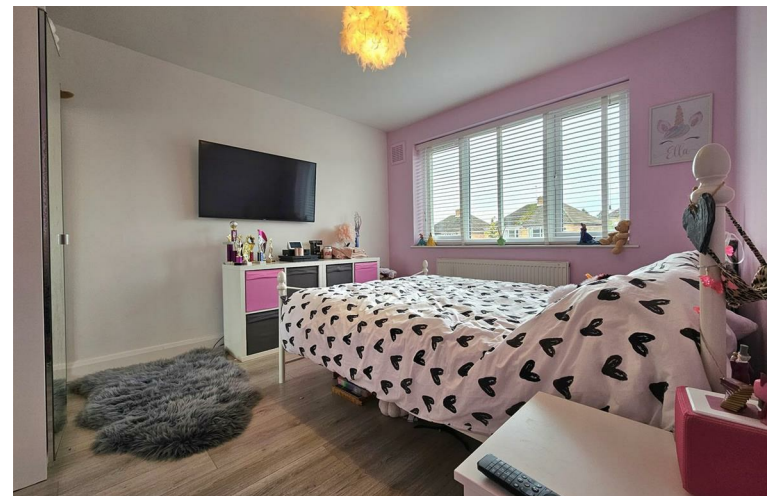
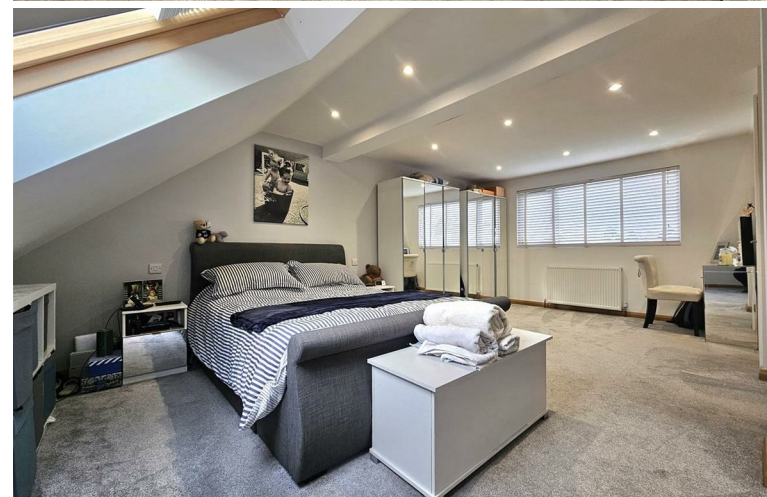
Old Lode Lane is approached by a large tarmac driveway allowing parking for numerous vehicles and with access to the rear garden. The accommodation is accessed via a composite door into the porch with further access through the front door into the hall way.

The property has been extended and modernised from top to bottom and briefly comprises of, entrance porch, entrance hall with under stair storage, living room with large bay window, fully fitted kitchen/breakfast room with a range of integrated appliances, utility space and French doors opening onto the landscaped rear garden.

To the first floor we have three bedrooms two of which being particularly good sized doubles and one of which has a bay window. The family bathroom is well fitted with a four piece suite including shower and bath and vanity storage.

To the second floor we have the impressive loft conversion. A huge space with elevated views double aspect and en-suite shower room. The principle bedroom has ample eves storage options and is large enough to accommodate a home office as well as wardrobes, dressing tables and occasional furniture.

To the rear we have landscaped gardens with patio area stepping up onto an artificial lawn and leading to a further patio and shed storage.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Living Room**

11'3" x 12'10" (3.442 x 3.914)

**Kitchen/Breakfast Room**

12'5" x 18'7" (3.806 x 5.676)

**Bedroom One**

20'5" max x 14'4" max (6.246 max x 4.393 max)

**En-Suite To Principle**

5'1" x 5'11" (1.555 x 1.804)

**Bedroom Two**

11'7" x 13'6" (3.541 x 4.137)

**Bedroom Three**

10'6" x 11'11" (3.219 x 3.633)

**Bedroom Four**

6'7" x 7'2" (2.020 x 2.204)

**Family Bathroom**

7'6" x 8'3" (2.311 x 2.528)

**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 8 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 16/01/26. Actual service availability at the property or speeds received may be different.

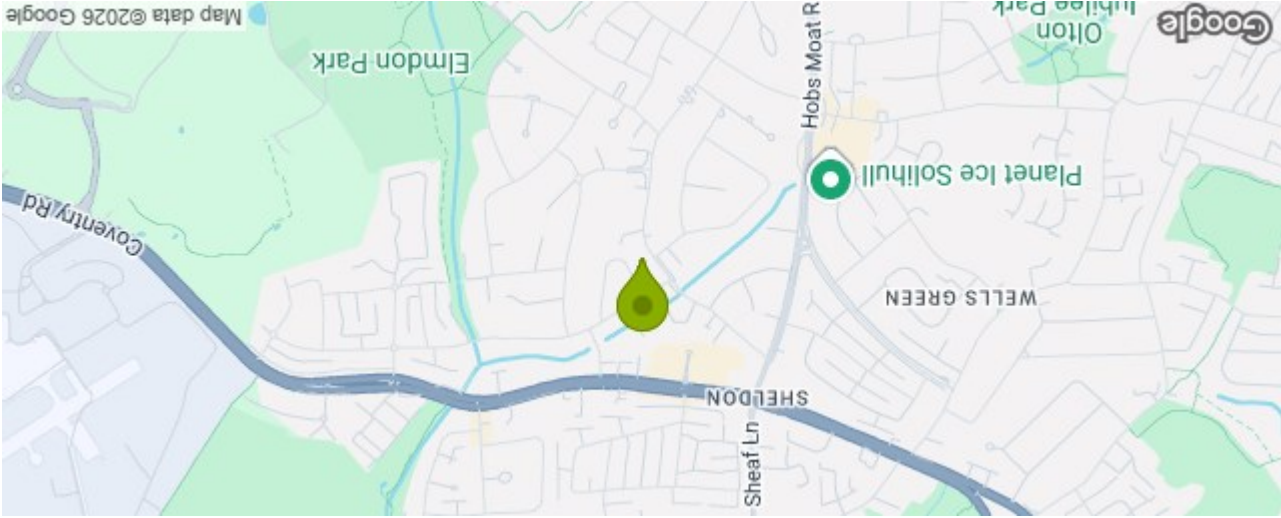
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

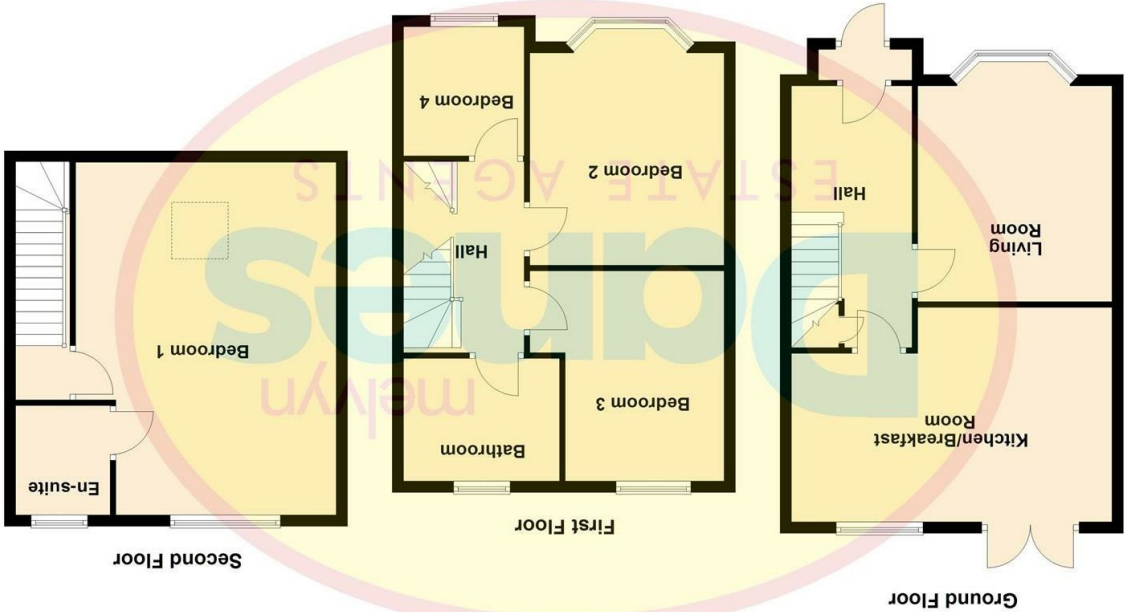
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and 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 a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
74		88
EU Directive 2002/91/EC		
England & Wales		

936 Old Lode Lane Solihull B92 8LW  
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.