



Lode Lane, Solihull

Asking Price £400,000

- **Detached Purpose Built Annex**
- **Rear Independent Access To Annex**
- **Extended**
- **Off Road Parking**
- **Chain Free**
- **Three/Four Bedrooms**
- **Open Plan Kitchen Dining Room**
- **Low Maintenance Gardens**
- **Central Location**

This attractive three bedroomed semi detached property with detached independently accessed annex is located on Lode Lane along which regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The house is within walking distance of Solihull Town centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area.

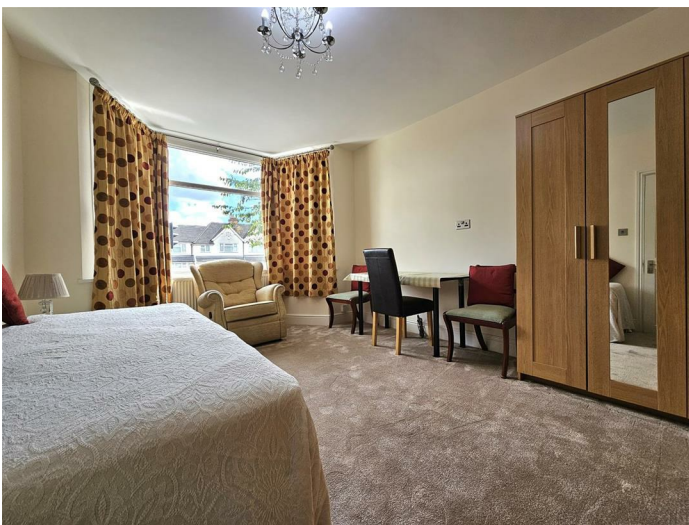
The property is set back from the road behind a deep printed drive way driveway.

ENTRANCE HALL



A bright reception with tiled floor allowing access to the living room, kitchen dining room, utility through to shower room and first floor.

LIVING ROOM



A good sized airy reception room with double doors opening into the dining room. With bay window to front elevation ceiling light and wall mounted radiator.

KITCHEN DINING ROOM/SNUG



An open plan room currently set up with dining area and second living space leading through to the extended and fitted kitchen. Having a range of wall mounted and base units with worktop over and integrated appliances including, electric oven, gas hob, electric extractor, fridge, freezer, space and plumbing for washers and dryers, sink with mixer tap and side drainer. Having French doors opening onto the patio area and a window to rear elevation with vaulted ceiling and sky lights. Having ceiling lights, spot lighting and wall mounted radiator.



UTILITY



An ideal utility space housing washers and dryers and leading through to the ground floor shower room.

BEDROOM TWO



Another double room with window to rear elevation, fitted wardrobes, ceiling light and wall mounted radiator.

SHOWER ROOM



A fitted ground floor shower room with window to side elevation. With shower, toilet, wash basin, ceiling light and wall mounted radiator.

BEDROOM THREE



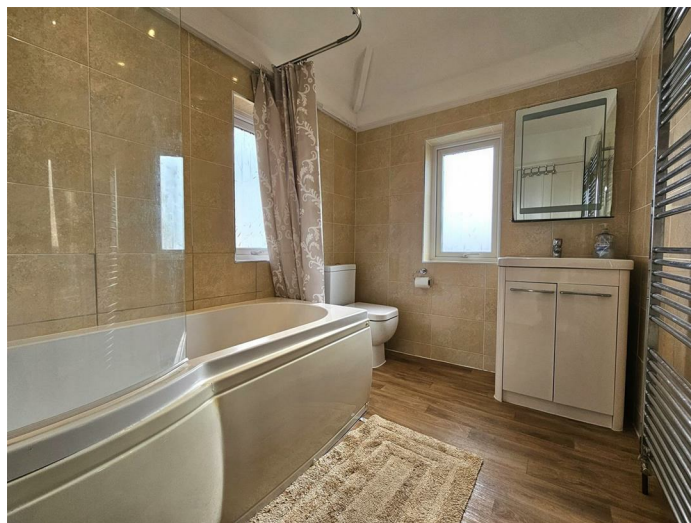
An great sized third bedroom with window to front and side elevation, ceiling light and wall mounted radiator.

BEDROOM ONE



A good sized double room with bay window to front elevation. With fitted wardrobes, ceiling light and wall mounted radiator.

BATHROOM



A good sized bathroom having a bath with shower over, toilet and wash basin with vanity storage, ceiling light and heated towel rail. with a window to side and rear elevations.

PURPOSE BUILT DETACHED TWO STOREY ANNEX

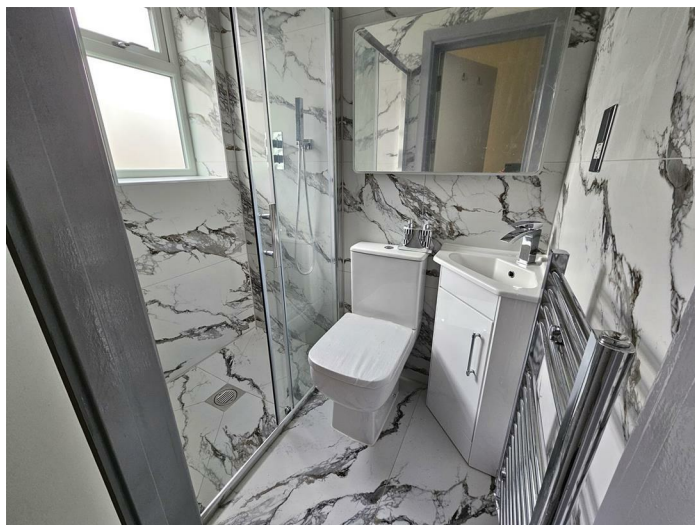


A purpose built two storey independently accessed annex with separate electrics. Having an independent access of the vehicular access off lighthorne road with a parking space for one vehicle.

ENTRANCE HALL

Accessed from the garden side via UPVC door and allowing access to the living accommodation, shower room and first floor. Having another independent access of the service road allowing access into the living space.

SHOWER ROOM

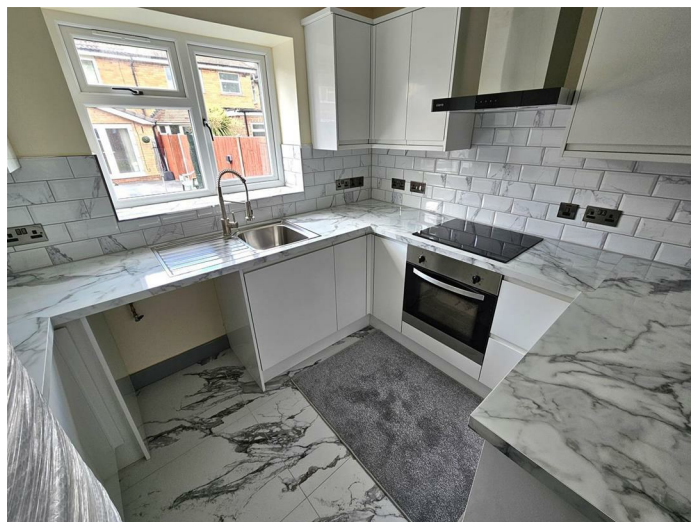


A fitted shower room with shower, wash basin, toilet. With heated towel rail and window to rear elevation.

OPEN PLAN KITCHEN LIVING DINING ROOM



A beautiful living space will tiled floors led spot lighting arranged in an open plan style incorporating the kitchen. The kitchen area is well fitted with a range of wall mounted and base units with worktop over with window to rear elevation. Intergrated appliances including electric oven and hob with extractor, space and plumbing for washing and space for larder style fridge freezer with sink and mixer tap. Having LED lighting and wall mounted radiators.



BEDROOM



A lovely double bedroom with access into the en-suite.

With over sized sky lights allowing plenty of light, ceiling light and wall mounted radiator and with access to large storage cupboard.

EN-SUITE



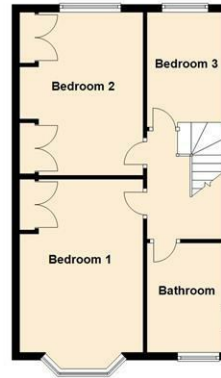
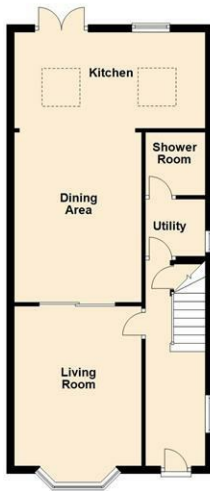
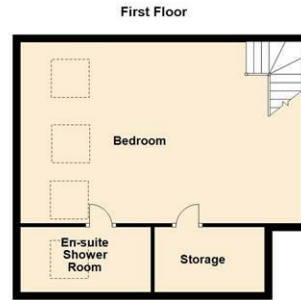
A stunning En-suite with shower and cubicle, wash basin and toilet. With LED Wifi enabled mirror, shower point, and ceiling light and wall mounted radiator.

OUTSIDE



FLOOR PLAN

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.



TENURE

We are advised that the property is Freehold but as yet we have not been able to verify this.

COUNCIL TAX BAND

We understand that property is a band C

VIEWING

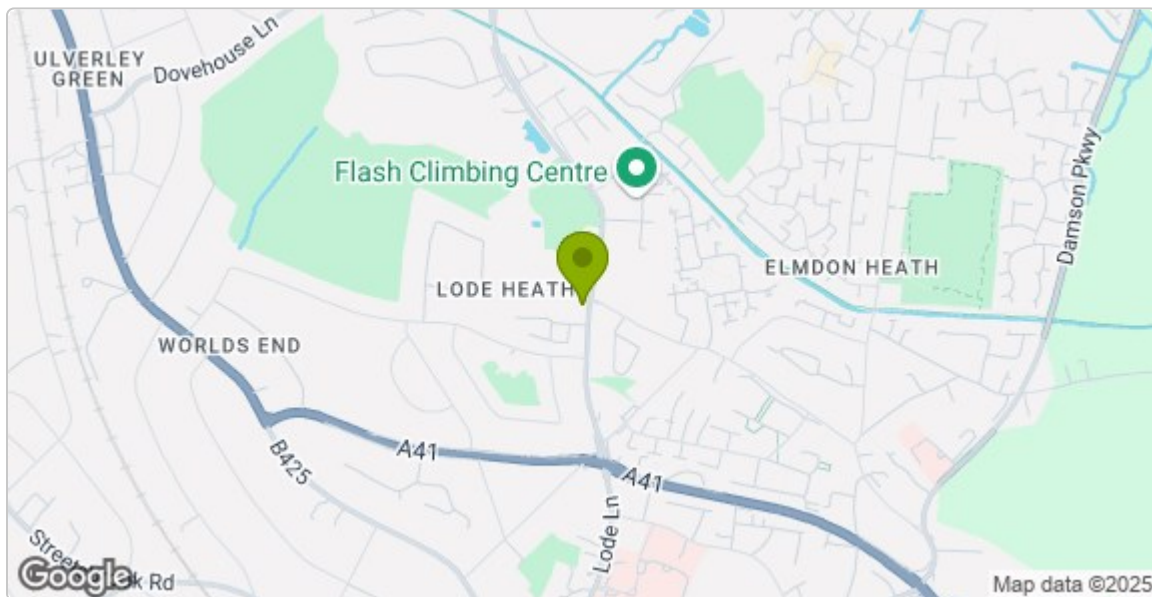
By appointment only please with the Solihull Office on 0121 711 1712.

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**155 Lode Lane Solihull
Solihull B91 2HW**

Council Tax Band:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	