



**melvyn**  
**Danes**  
ESTATE AGENTS

**Lode Lane**

**Solihull**

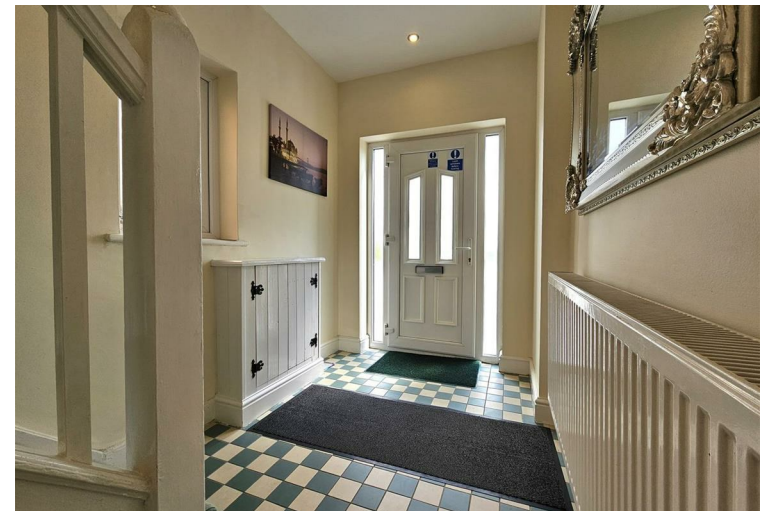
**Asking Price £390,000**

# Description

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



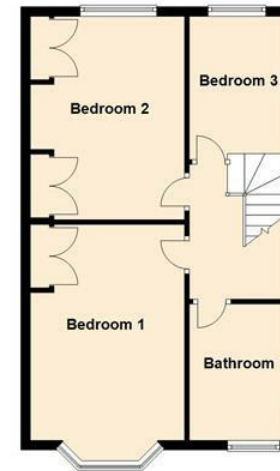
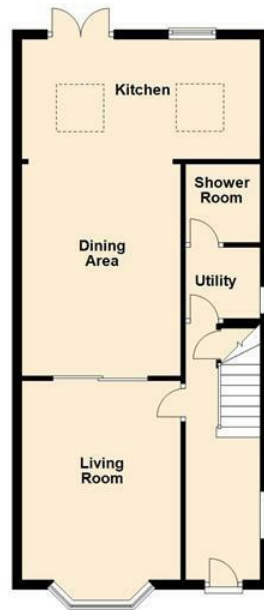
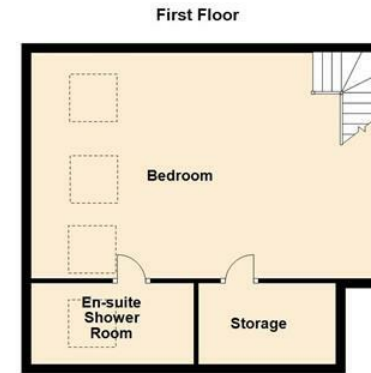
A good sized airy reception room with double doors opening into the dining room. With bay window to front elevation ceiling light and wall mounted radiator.











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**

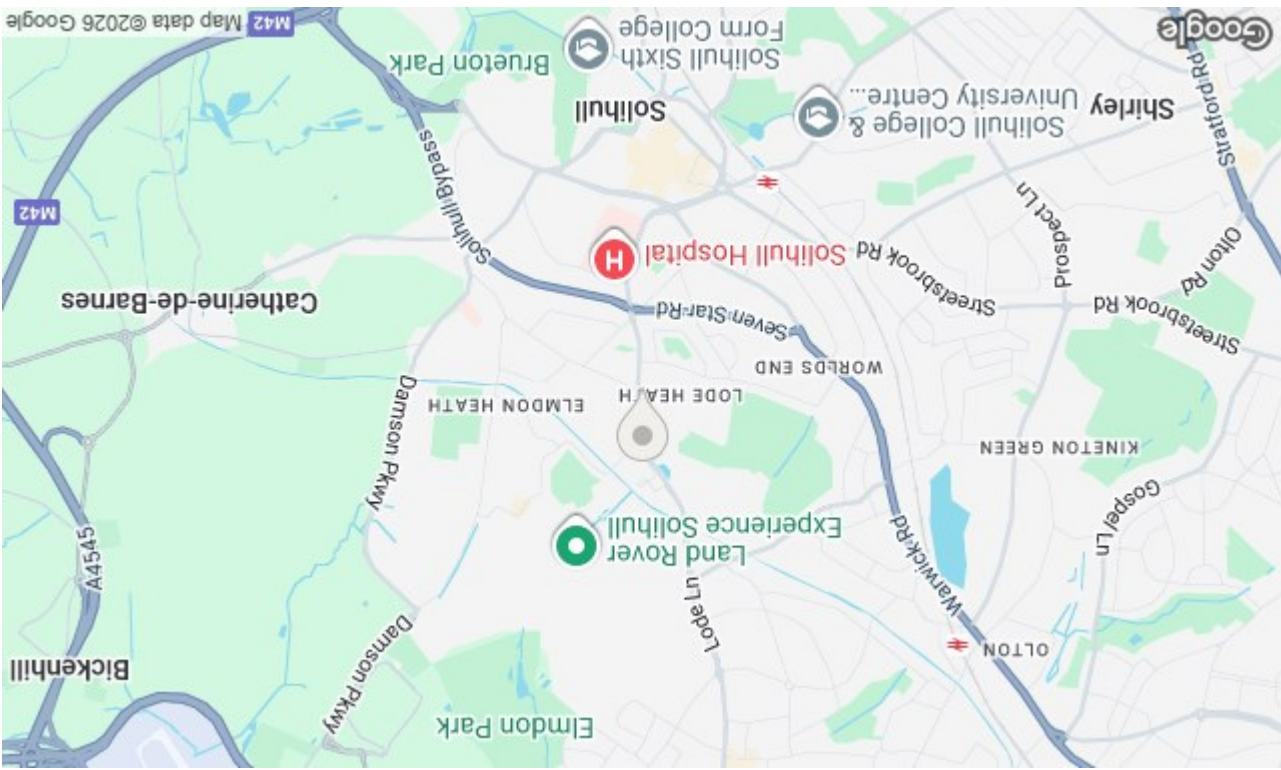
By appointment only please with the Solihull Office on 0121 711 1712.

**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 B91 2HW  
Council Tax Band:**

