



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.

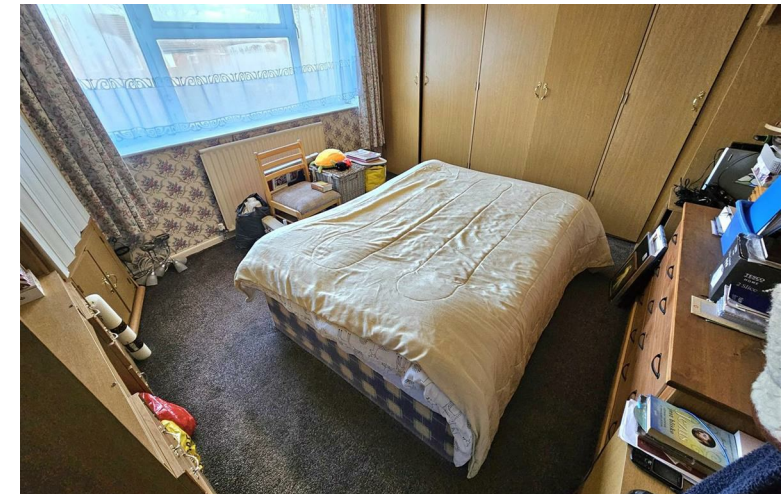
The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

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 of 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 goof 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



TENURE: We are advised that the property is Freehold.

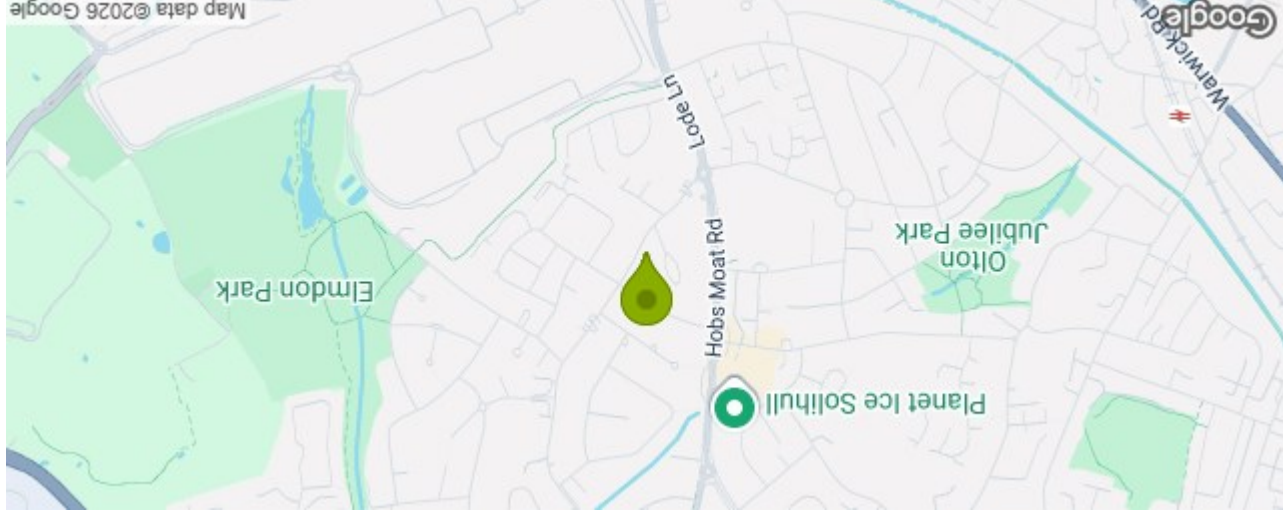
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/1/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.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.

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

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.



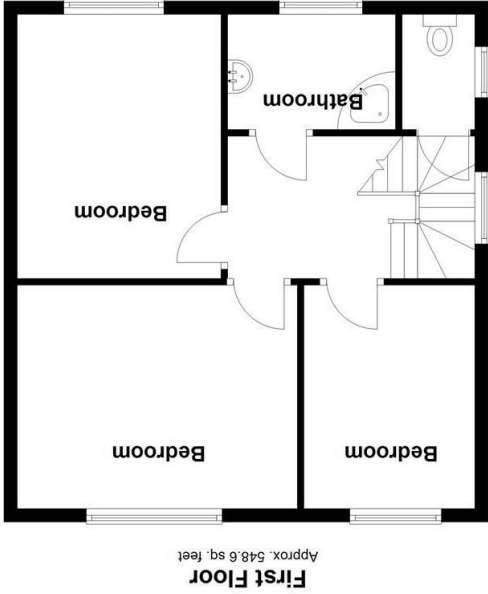
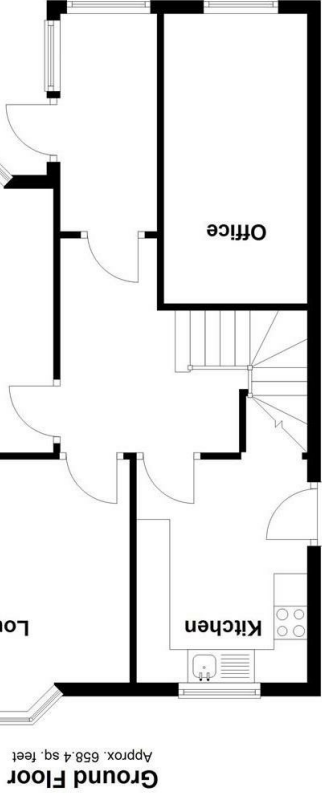
Energy Efficiency Rating	
Potential	76
Current	61

Energy Efficiency Rating	Running Costs
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales

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

Total area: approx. 1207.0 sq. feet



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.