

melvyn  
**Danes**  
ESTATE AGENTS

Odensil Green

Solihull

£325,000

## Description

Odensil Green is directly off Old Lode Lane. Old Lode Lane leads 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 back from the road behind a paved drive way leading to the front porch entrance and down the side of the property to the rear garage and back gate into the garden.

The accommodation would benefit from some cosmetic refitting but is in clean and habitable condition comprising of entrance porch, entrance hall, dining room with bay window, sliding doors into the extended living room with a further door back into the hall way, fitted kitchen with free standing oven and hob and space and plumbing for white goods, off the kitchen is the utility and ground floor WC with further access into the good sized private garden.

To the first floor we have three bedrooms two of which are great sized doubles both having an extensive range of fitted wardrobes. The third bedroom is a smaller single with over stairs closet storage. Off the landing is the bath room with airing cupboard and loft access.

To the rear we have a good sized private garden with a generous patio and mainly laid to lawn bordered by panelled fencing. To the front we have ample parking for numerous vehicles as well as side access into the garage and rear garden.



**Accommodation**

**Entrance Porch**

**Living Room**

12'0" x 16'6" (3.671 x 5.046)

**Dining Room**

18'0" x 10'0" (5.510 x 3.058)

**Kitchen**

11'9" x 8'4" (3.596 x 2.557)

**Utility**

8'1" x 9'0" (2.470 x 2.754)

**Ground Floor WC**

**Bedroom One**

10'5" x 15'10" (3.191 x 4.851)

**Bedroom Two**

11'9" x 12'1" (3.583 x 3.688)

**Bedroom Three**

8'1" x 6'6" (2.470 x 1.984)

**Bathroom**

7'0" x 5'11" (2.144 x 1.817)

**Garage**

14'10" x 8'3" (4.527 x 2.533)



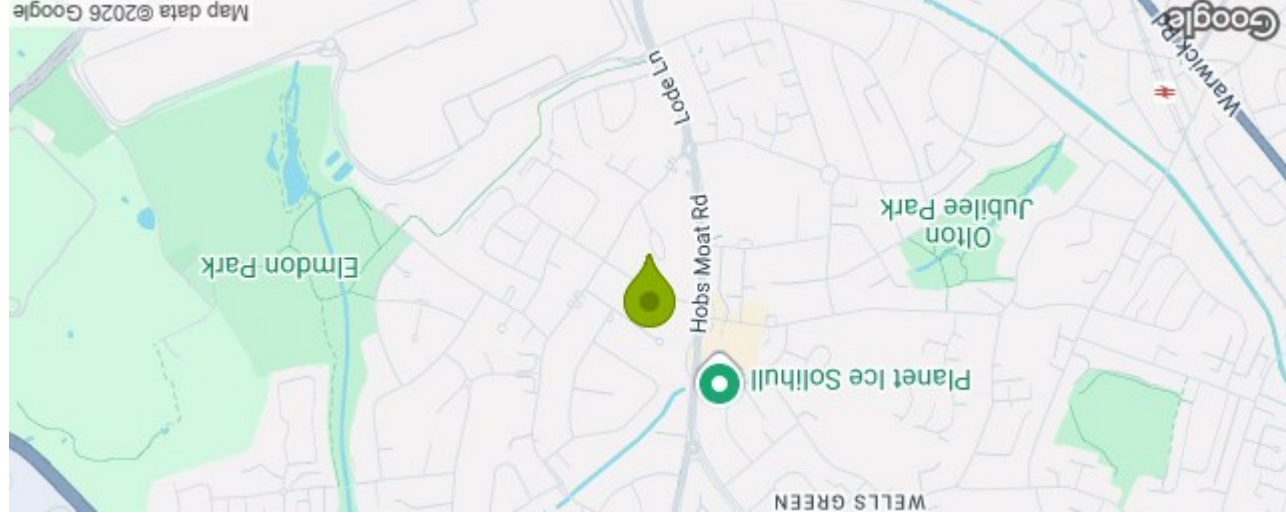
TENURE: We are advised that the property is Freehold

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.

**BROADBAND/MOBILE:** Please refer to checker [www.ofcom.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 02/03/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage 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.

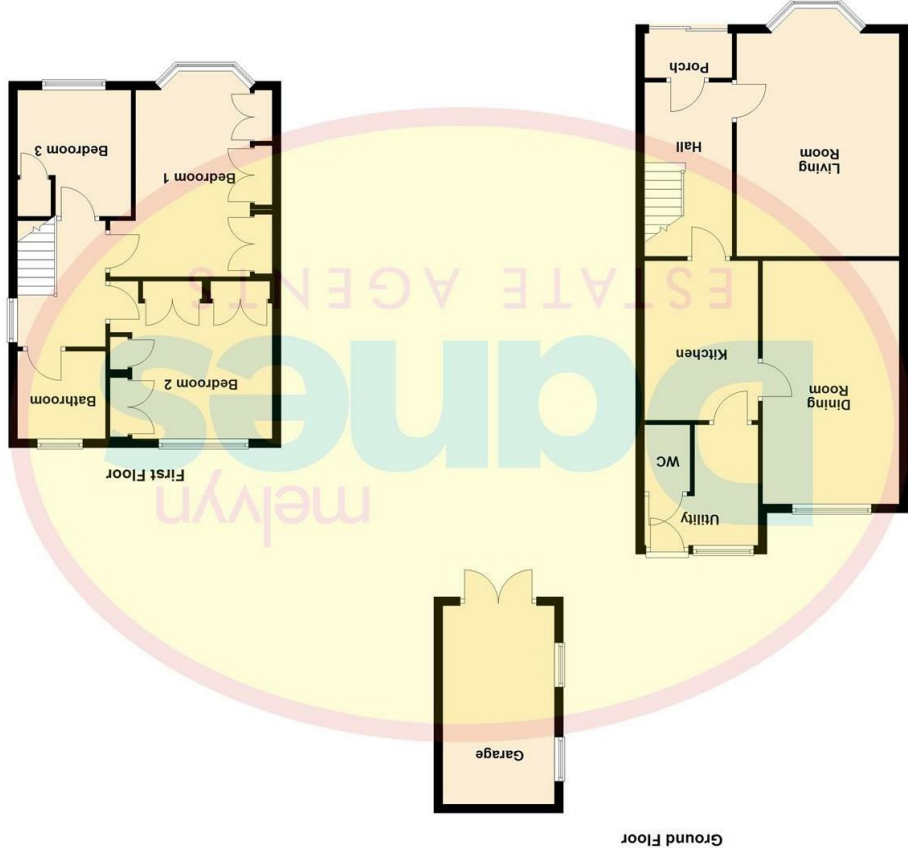
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

**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	
Potential	83
Current	69
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	
EU Directive 2002/91/EC England & Wales	

24 Odensil Green Solihull B92 8NA  
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.