



Lode Lane, Solihull

Guide Price £250,000



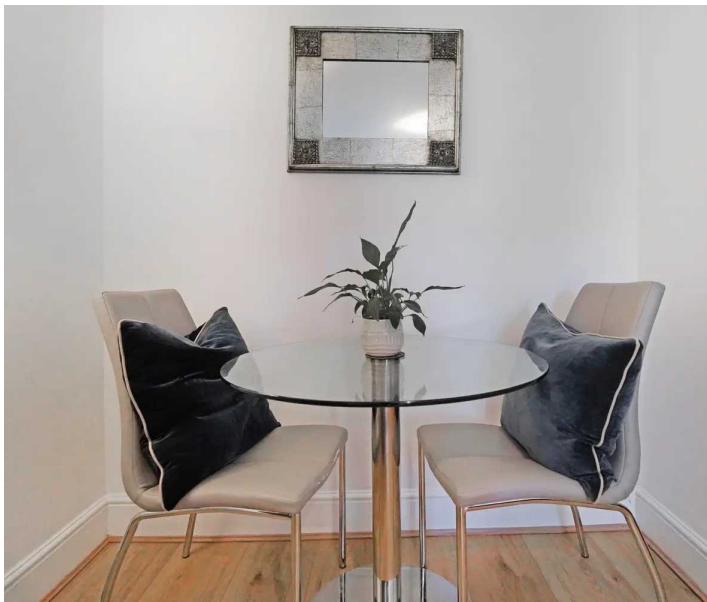


PROPERTY OVERVIEW

Situated in the heart of Solihull, this immaculately presented two-bedroom ground floor apartment is a true gem. Perfect for first-time buyers or investors, this property offers a convenient and comfortable lifestyle with NO UPWARD CHAIN.

As you approach the property, you are greeted by a secure gated entrance providing peace of mind, along with the luxury of two allocated parking spaces. The property boasts its own private entrance, adding a touch of exclusivity for residents.

Upon entering, you are welcomed into a stylish fitted kitchen complete with integrated appliances, perfect for culinary enthusiasts. The spacious living/dining room is bathed in natural light, courtesy of a set of French doors that open to a delightful communal rear garden with a charming patio seating area, ideal for relaxing or entertaining guests.

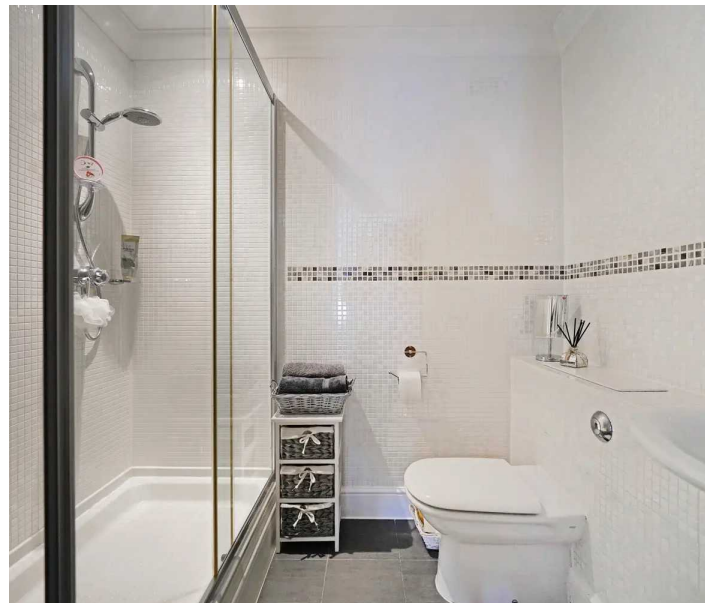
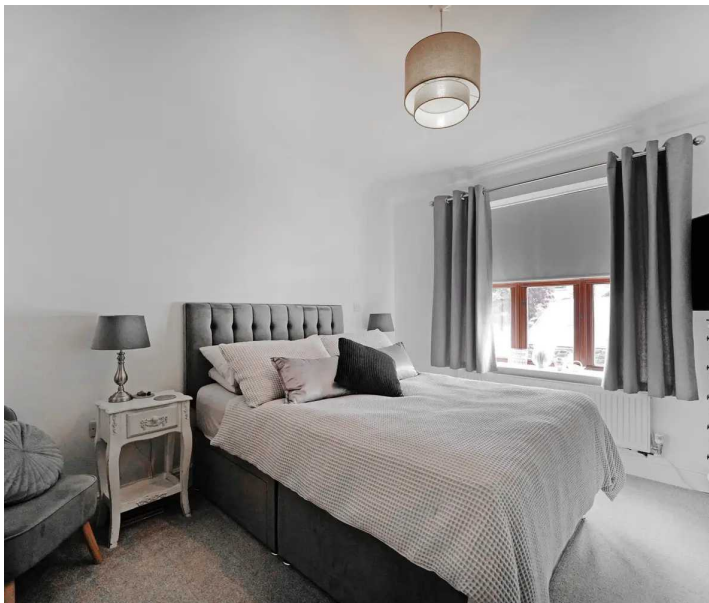




The principal bedroom is a generously sized double featuring fitted wardrobes and an ensuite, offering a private sanctuary at the end of a long day. The second bedroom provides versatility to be used as a home office or guest room, with ample storage space and access to a well-appointed family bathroom.

Outside the property, residents can enjoy the large communal rear garden, providing a peaceful retreat from the bustle of daily life. Additionally, residents benefit from a shared EV charger, catering to the growing trend of environmentally friendly transport options.

Perfectly blending modern comfort with convenience, this apartment offers a lifestyle of ease and sophistication in a sought-after location. Don't miss the opportunity to make this property your own and experience all that it has to offer. Contact us today to schedule a viewing and discover your new home in Solihull.



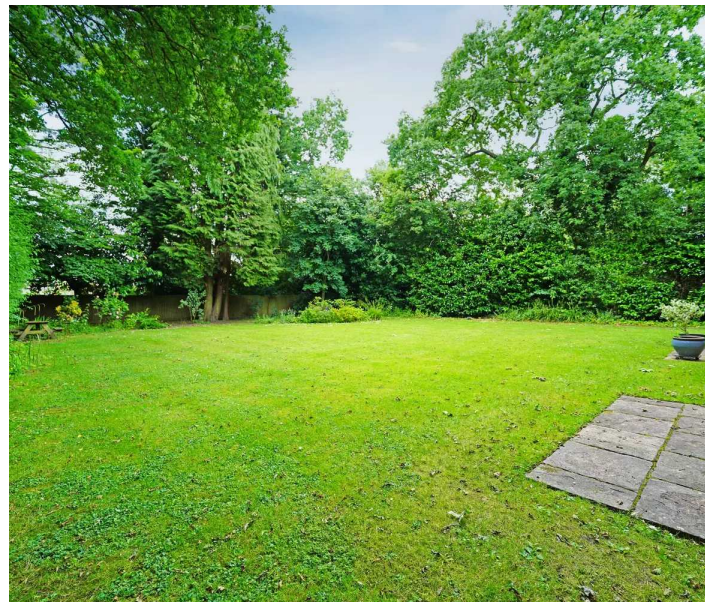
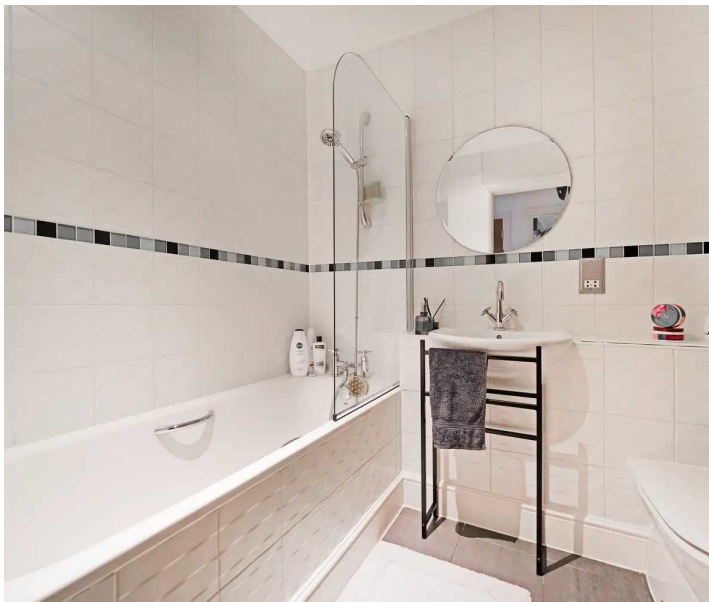


PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Leasehold



- Two Bedroom Ground Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Two Allocated Park Spaces
- Open Plan Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Large Communal Garden
- Secure Gated Development



HALLWAY

KITCHEN

9' 1" x 6' 4" (2.78m x 1.92m)

LIVING / DINING ROOM

15' 4" x 10' 11" (4.67m x 3.34m)

PRINCIPAL BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m)

ENSUITE

7' 0" x 5' 8" (2.14m x 1.73m)

BEDROOM TWO

9' 7" x 7' 9" (2.93m x 2.36m)

BATHROOM

7' 7" x 5' 9" (2.31m x 1.75m)

TOTAL SQUARE FOOTAGE

Total floor area: 69.0 sq.m. = 743 sq.ft. approx.

OUTSIDE THE PROPERTY

LARGE COMMUNAL REAR GARDEN

SHARED EV CHARGER

TWO ALLOCATED PARKING SPACES





ITEMS INCLUDED IN SALE

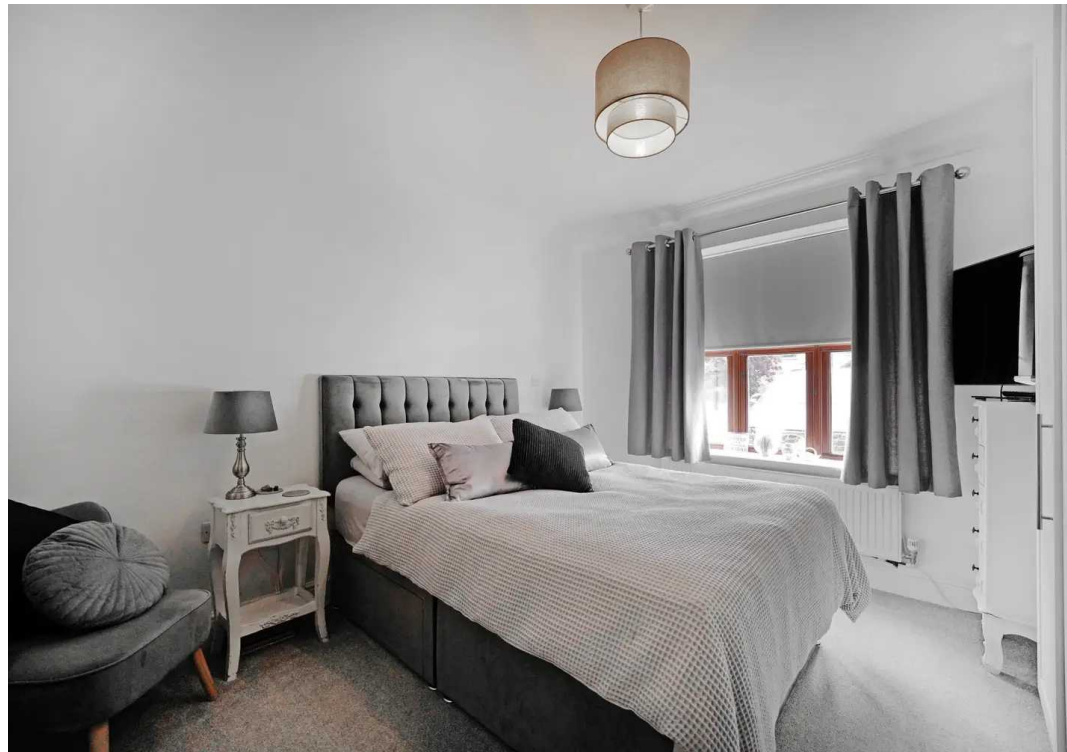
Integrated oven, integrated hob, extractor, fridge freezer, dishwasher, all curtains, fitted wardrobes in two bedrooms, some light fittings and a shared car charging point which was installed in 2024.

ADDITIONAL INFORMATION

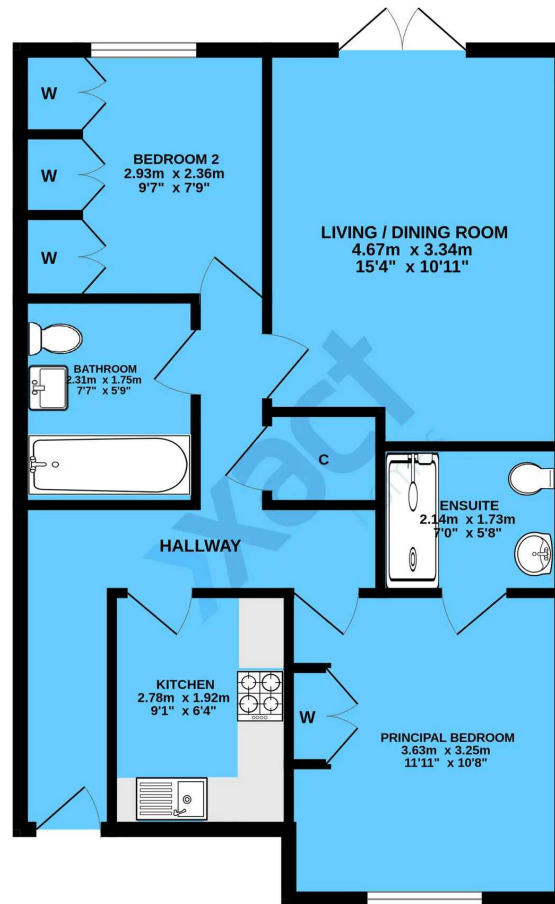
Services - mains gas, electricity and mains sewers.
Ground rent - £150.00 (pa). Service charge - £2492.82 (pa).

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA - 69.0 sq.m. (743 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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