



Lode Lane, Solihull

Guide Price £585,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Nestled in a prime location, this four-bedroom detached family home offers an ideal retreat for those seeking both comfort and convenience.

Just a stone's throw away from all local amenities, this residence is accessed through a welcoming entrance hallway, leading to two reception rooms that cater to various social and relaxation needs. The property boasts a large living room, spacious dining room, and a superb conservatory that provides picturesque views of the rear garden. The fitted breakfast kitchen with ample storage space is perfect for culinary enthusiasts, while a practical utility room with a guest cloakroom adds to the overall functionality of the home.

Upstairs, four well-appointed bedrooms await, with the large principal bedroom featuring fitted wardrobes and an ensuite bathroom. The remaining bedrooms are serviced by a family bathroom and shower room, ensuring comfort and convenience for all occupants.

Stepping outside, residents can enjoy the serene ambience of the delightful rear garden, complete with a sprawling lawn section and a charming patio seating area ideal for outdoor gatherings and relaxation.

To the front of the property, a large drive provides ample parking space for multiple vehicles and leads to a garage/storage room, offering practicality and convenience for homeowners.



Perfectly blending modern luxuries with timeless charm, this property presents a unique opportunity for families to create lasting memories in a tranquil and well-connected setting.

#### 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: E

Tenure: Freehold

- Four Bedroom Detached Family Home
- Short Distance From All Local Amenities
- Two Large Reception Rooms & Conservatory
- Fitted Breakfast Kitchen
- Utility & Garage / Store
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Large Rear Garden

**PORCH****ENTRANCE HALLWAY****LIVING ROOM**

15' 11" x 12' 0" (4.85m x 3.66m)

**DINING ROOM**

15' 11" x 11' 11" (4.85m x 3.63m)

**CONSERVATORY**

12' 2" x 12' 0" (3.71m x 3.66m)

**BREAKFAST KITCHEN**

12' 3" x 11' 2" (3.73m x 3.40m)

**UTILITY ROOM**

7' 10" x 5' 3" (2.39m x 1.60m)

**WC****FIRST FLOOR****PRINCIPAL BEDROOM**

15' 11" x 15' 4" (4.85m x 4.67m)

**ENSUITE**

11' 6" x 3' 9" (3.51m x 1.14m)

**BEDROOM TWO**

12' 3" x 12' 2" (3.73m x 3.71m)

**BEDROOM THREE**

12' 3" x 12' 0" (3.73m x 3.66m)

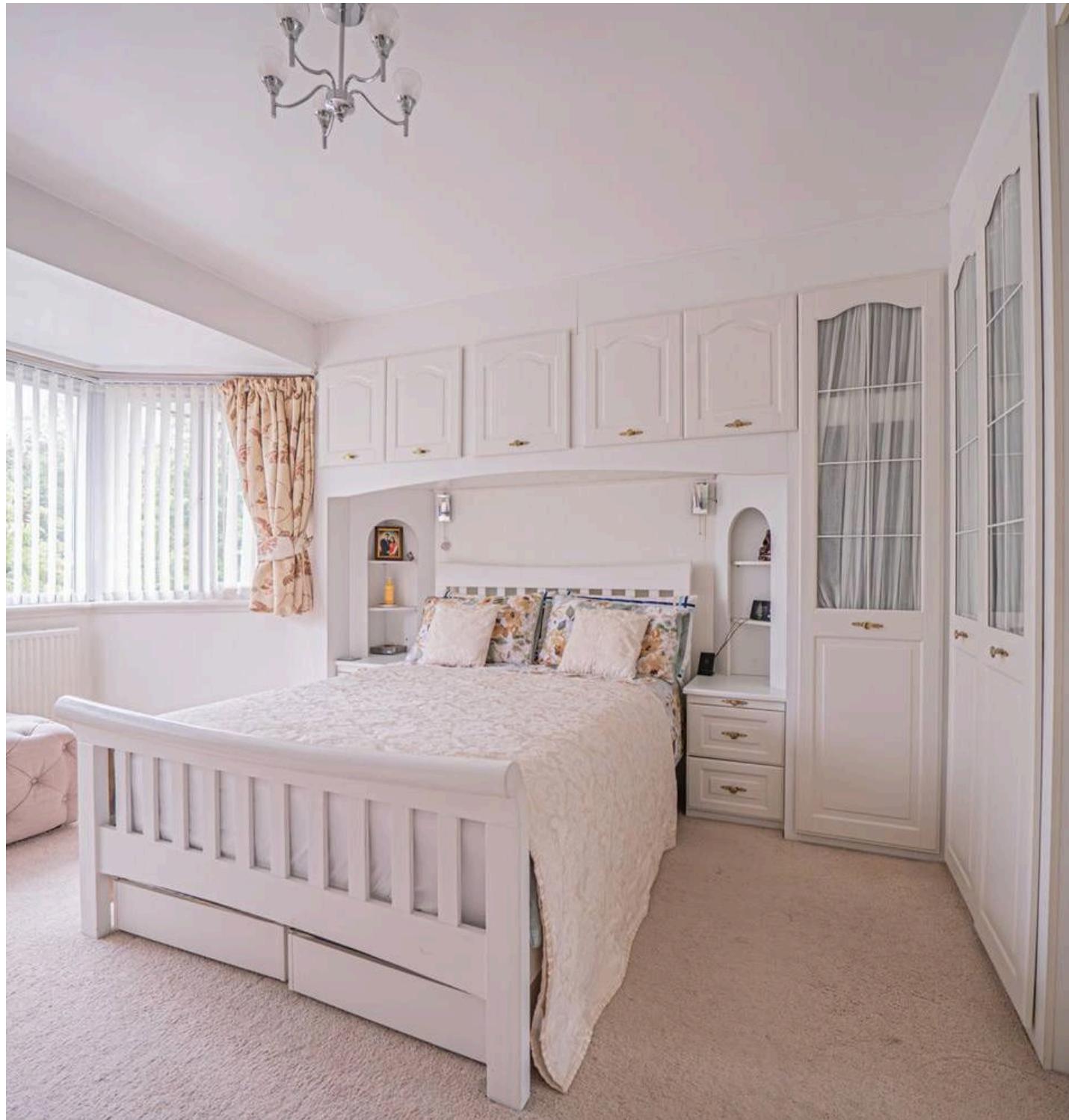
**BEDROOM FOUR**

8' 0" x 6' 7" (2.44m x 2.01m)

**BATHROOM**

6' 11" x 6' 7" (2.11m x 2.01m)

**SHOWER ROOM**



## OUTSIDE THE PROPERTY

### GARAGE STORE

9' 0" x 8' 1" (2.74m x 2.46m)

### TOTAL SQUARE FOOTAGE

157.0 sq.m (1690 sq.ft) approx.

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### DELIGHTFUL GARDEN WITH PATIO SEATING AREA

### ITEMS INCLUDED IN THE SALE

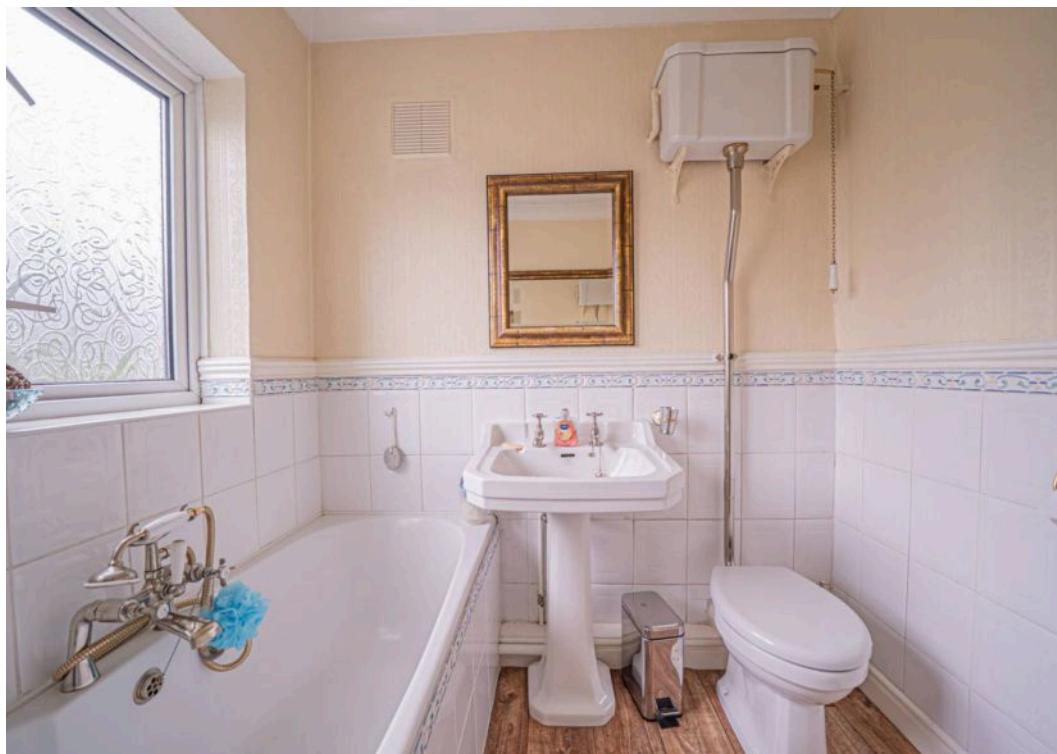
Extractor, garden shed, greenhouse, all carpets and blinds, some curtains and light fittings and fitted wardrobes in two bedrooms.

### ADDITIONAL INFORMATION

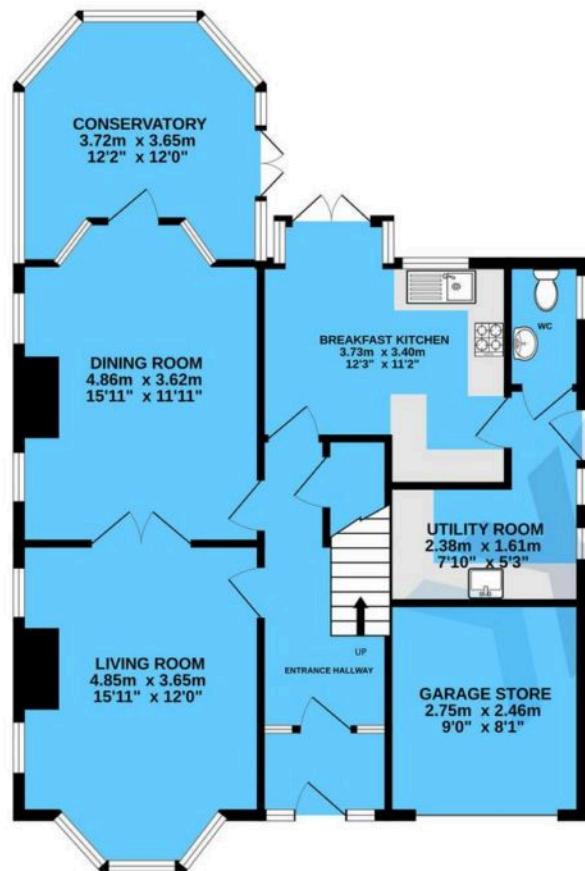
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

### INFORMATION FOR POTENTIAL BUYERS

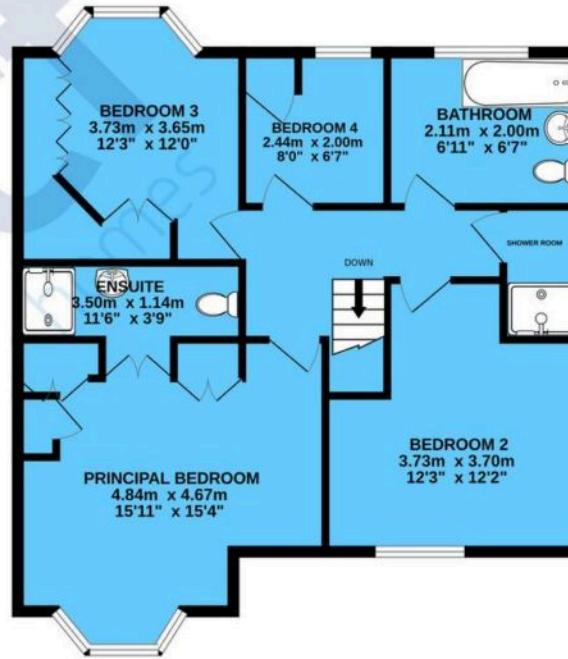
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 157.0 sq.m. (1690 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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**Xact Homes**

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