



Old Lode Lane, Solihull

Guide Price £399,500





## PROPERTY OVERVIEW

Offered to the market with no upward chain, this beautifully refurbished and remodelled three bedroom semi detached home presents an outstanding opportunity for first-time buyers or investors. Ideally situated close to local amenities and reputable schools, the property is well presented throughout and showcases a thoughtful layout designed for modern living.

Upon entering, you are welcomed by a bright entrance hallway with a convenient guest cloakroom. The spacious living room provides a comfortable setting for relaxation or entertaining, while the heart of the home is the impressive open plan kitchen and dining area. Here, a newly fitted kitchen features contemporary units, integrated appliances (including oven, hob, and fridge / freezer), and ample workspace, making it perfect for family meals and gatherings.



Upstairs, you will find three generously sized bedrooms, comprising two doubles and a versatile single that could serve as a bedroom, home office, or nursery. All bedrooms are serviced by a stylish and modern family bathroom, fitted with high quality fixtures and a sleek finish.

Additional benefits include a driveway at the front offering ample off-road parking, gas central heating, and double glazing throughout.



This turn-key property combines comfort, practicality, and a prime location, making it an excellent choice for those seeking a move-in-ready home with easy access to daily conveniences and transport links. Early viewing is highly recommended to fully appreciate the quality and space on offer.

#### 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: D

Tenure: Freehold



- Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Newly Refurbished & Remodelled
- Close To All Local Amenities & Schools
- Ideal For First-Time Buyers & Investors
- Spacious Living Room
- Open Plan Kitchen / Dining Area
- Three Generously Sized Bedrooms
- Modern Family Bathroom
- Abundance Of Natural Light Throughout



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

12' 11" x 11' 7" (3.94m x 3.53m)

**KITCHEN**

7' 6" x 7' 5" (2.29m x 2.26m)

**DINING AREA**

11' 10" x 10' 5" (3.61m x 3.18m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 5" x 11' 6" (4.09m x 3.50m)

**BEDROOM TWO**

11' 9" x 10' 6" (3.57m x 3.21m)

**BEDROOM THREE**

8' 2" x 6' 7" (2.50m x 2.00m)

**BATHROOM**

8' 1" x 7' 6" (2.47m x 2.28m)

**TOTAL SQUARE FOOTAGE**

88.0 sq.m (944 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**

**ITEMS INCLUDED IN THE SALE**

Indesit integrated oven, Indesit integrated hob, Indesit extractor, Electra fridge/freezer, Beko dishwasher, Electra washing machine, all carpets, all blinds, all light fittings and garden shed.

**ADDITIONAL INFORMATION**

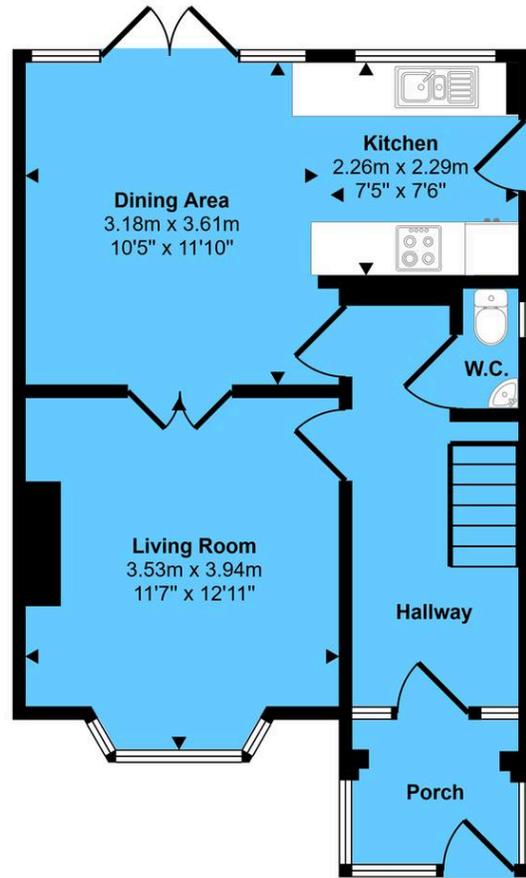
Services - direct mains water, sewers and electricity.  
Broadband - cable. Loft - partially boarded.

**INFORMATION FOR POTENTIAL BUYERS**

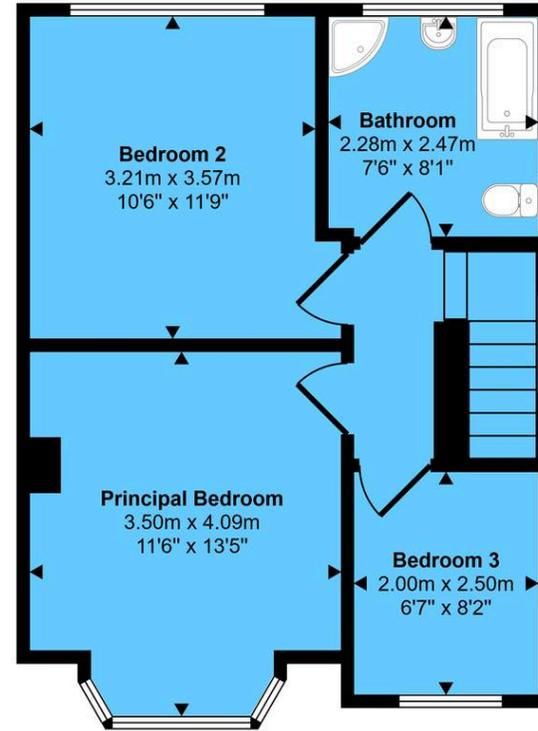
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.



Approx Gross Internal Area  
86 sq m / 929 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft



First Floor  
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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