

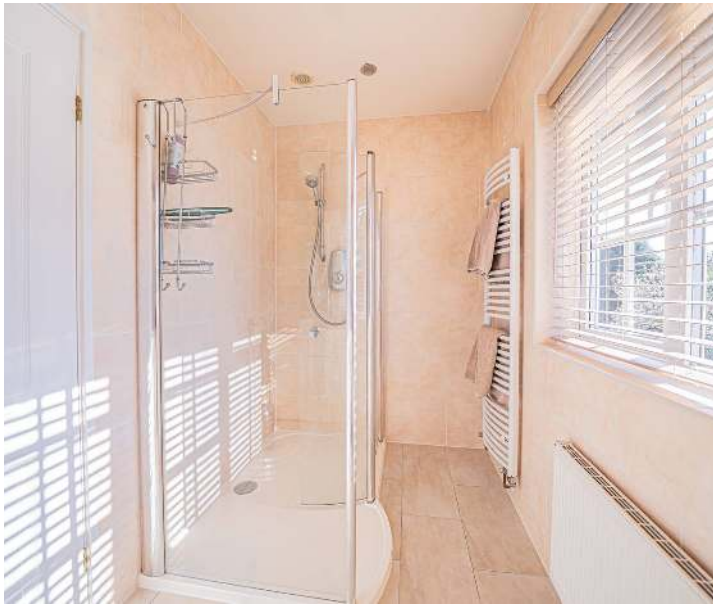
Lode Lane, Solihull

Guide Price £725,000

xact HOMES





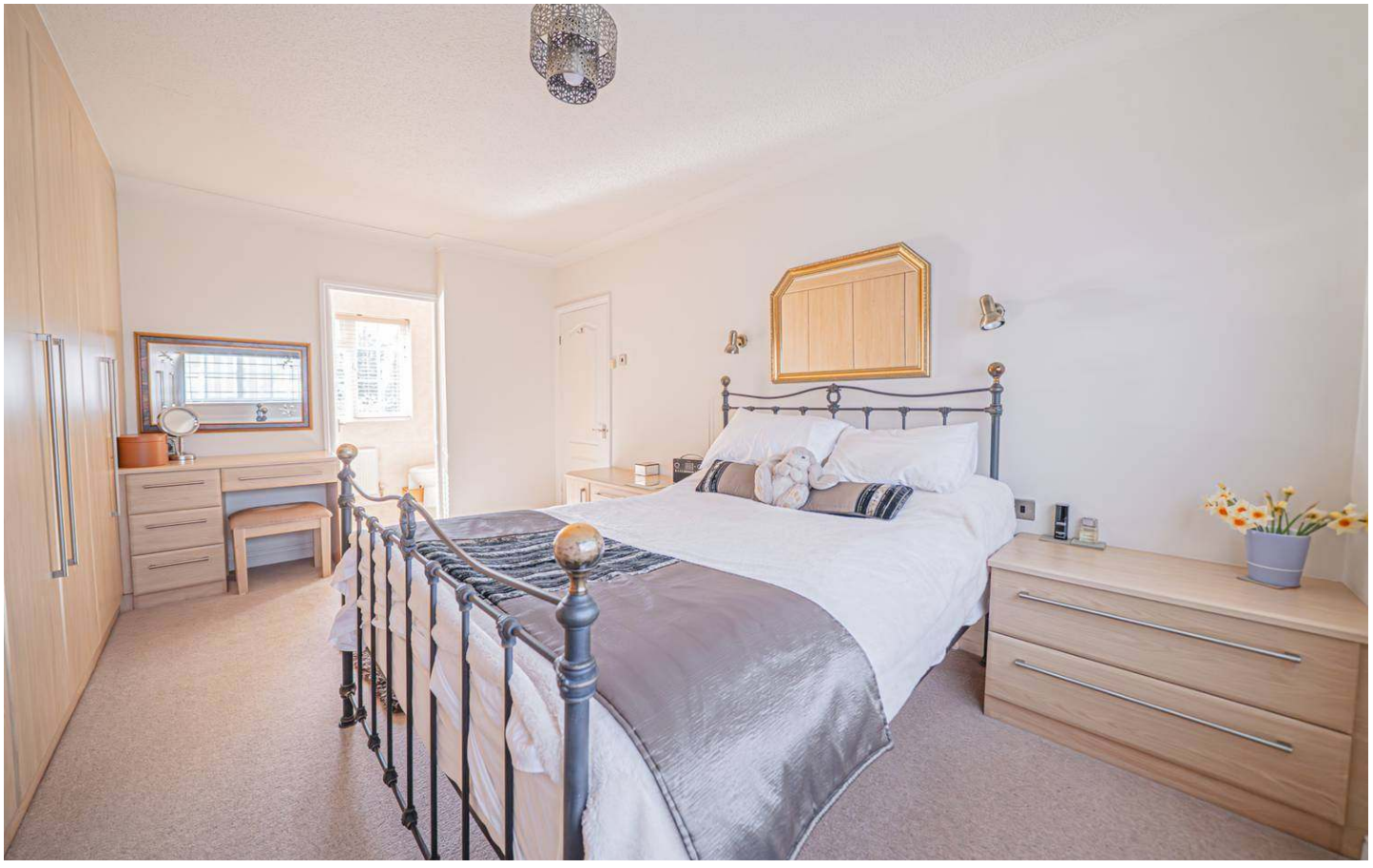


PROPERTY OVERVIEW

Introducing an exceptional executive four-bedroom detached house nestled in the prestigious heart of Solihull, presenting a fine blend of luxury and functionality. Poised gracefully behind a spacious block paved driveway, the property offers generous parking facilities with the added convenience of a single garage, complete with an accompanying workshop.

Upon entering this distinguished residence, you are greeted with a grandeur of space. The ground floor features two expansive reception rooms to the front, perfect for hosting guests or relaxing in style. Seamlessly connecting to the heart of the home, the well-appointed breakfast kitchen is designed to inspire culinary creativity. A sizeable conservatory to the rear floods the interior with natural light and offers a tranquil space for relaxation. Completing the ground floor is a guest WC, adding practicality to the layout.

Ascend the staircase to the first floor where four well-proportioned bedrooms await. Three of these bedrooms benefit from fitted wardrobes, ensuring ample storage space for occupants. The two modern bathrooms, one of which is en-suite to the principal bedroom, exude sophistication and functionality, catering to the needs of the discerning homeowner.







The lavish principal suite is a sanctuary unto itself, boasting a luxuriously appointed en-suite shower room and a plethora of fitted wardrobes, providing a perfect blend of style and practicality. The remaining bedrooms offer comfortable living spaces for family and guests alike.

Step outside to discover a generously sized south-westerly facing garden that has been thoughtfully landscaped, creating an inviting outdoor oasis. A large patio area enhances the appeal of outdoor entertaining and relaxation, making it an ideal setting for al fresco dining and summer gatherings.

Situated in the vibrant centre of Solihull, this property is conveniently located just a stone's throw away from a myriad of amenities that the area has to offer. Embrace the epitome of luxury living in this impeccable residence, meticulously designed for modern living.

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: F

Tenure: Freehold



- Executive Four Bedroom Detached House Located In The Heart Of Solihull

- Set Behind A Large Block Paved Driveway Providing Ample Parking, Which Is Supported By A Full Size Single Garage With Accompanying Workshop

- Downstairs, The Property Boasts Two Large Reception Rooms To The Front Of The Property, A Well Appointed Breakfast Kitchen, Two Large Conservatories To The Rear Of The Property & A Guest WC

- Upstairs, The Property Benefits From Four Well Proportioned Bedrooms, Three Of Which Afford Fitted Wardrobes, And Two Modern Bathrooms, One Of Which Is Ensuite

- The Large Principal Suite Is Supported By A Well Appointed Luxury Ensuite Shower Room & Affords A Plethora Of Fitted Wardrobes

- To The Rear Of The Property Is A Large South Westerly Facing Garden Which Has Been Recently Landscaped & Boasts A Large Patio Area

- Located In The Centre Of Solihull & A Stones Throw Away From The Many Amenities Solihull Has To Offer



ENTRANCE PORCH
ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN
15' 5" x 9' 6" (4.70m x 2.90m)

UTILITY ROOM
11' 6" x 7' 10" (3.50m x 2.40m)

WORKSHOP
11' 6" x 8' 2" (3.50m x 2.50m)

SITTING ROOM
15' 3" x 11' 4" (4.65m x 3.45m)

LIVING ROOM
21' 6" x 11' 4" (6.55m x 3.45m)

CONSERVATORY
15' 5" x 10' 6" (4.70m x 3.20m)

CONSERVATORY
13' 9" x 12' 10" (4.20m x 3.90m)

FIRST FLOOR

PRINCIPAL BEDROOM
15' 11" x 11' 0" (4.85m x 3.35m)

ENSUITE
11' 0" x 6' 1" (3.35m x 1.85m)

BEDROOM TWO
12' 6" x 11' 4" (3.80m x 3.45m)

BEDROOM THREE
11' 4" x 9' 6" (3.45m x 2.90m)

BEDROOM FOUR
7' 1" x 6' 7" (2.15m x 2.00m)

BATHROOM
7' 1" x 6' 1" (2.15m x 1.85m)

TOTAL SQUARE FOOTAGE
190.2 sq.m (2047 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

16' 7" x 8' 2" (5.05m x 2.50m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED SOUTH WESTERLY FACING GARDEN

PATIO AREA

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, AEG extractor and CCTV. Other items available by negotiation.

ADDITIONAL INFORMATION

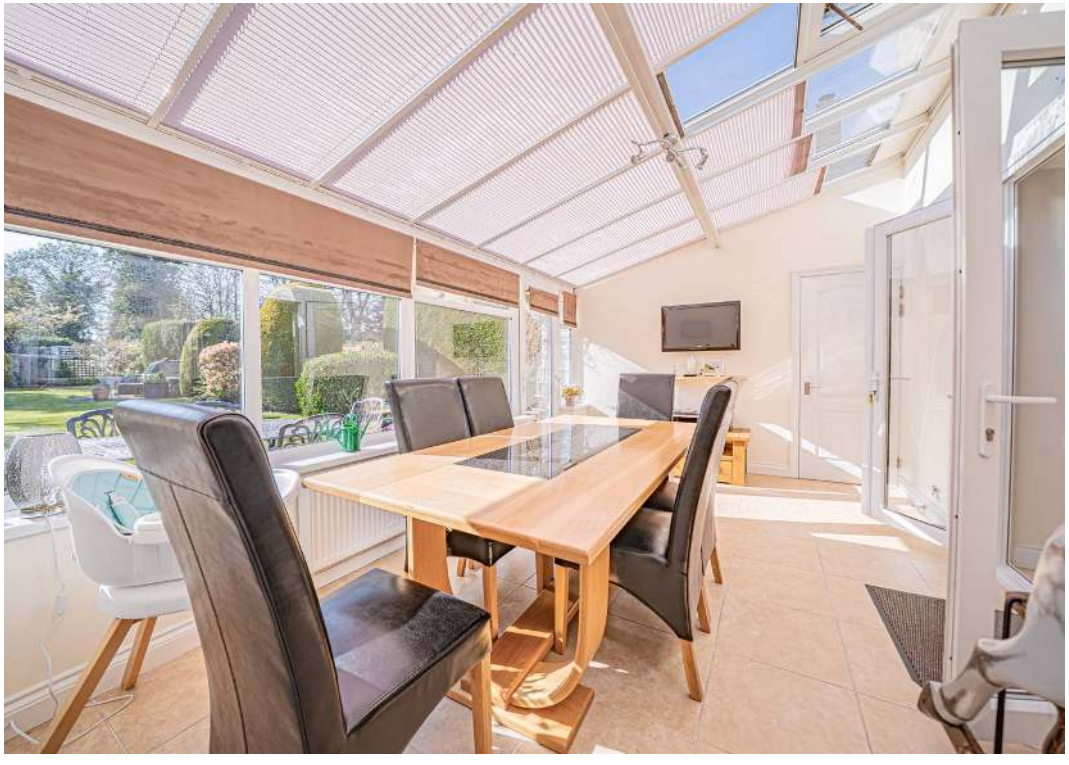
Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

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 : 190.2 sq.m. (2047 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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