

**AP MORGAN**



**Old Lode Lane, Solihull**  
Asking Price £485,000

### Features:

- Beautifully presented, extended, four-bedroom, semi-detached house
- Exciting opportunity for large and growing families
- Three double and one single bedrooms
- Multiple contemporary bathrooms including en-suite shower room
- Generously sized lounge
- Spacious fitted kitchen/diner
- Large dining room
- Study
- Utility room
- Ground floor WC
- Substantial garage
- Versatile rear garden
- Off street parking
- Prime positioning for amenities

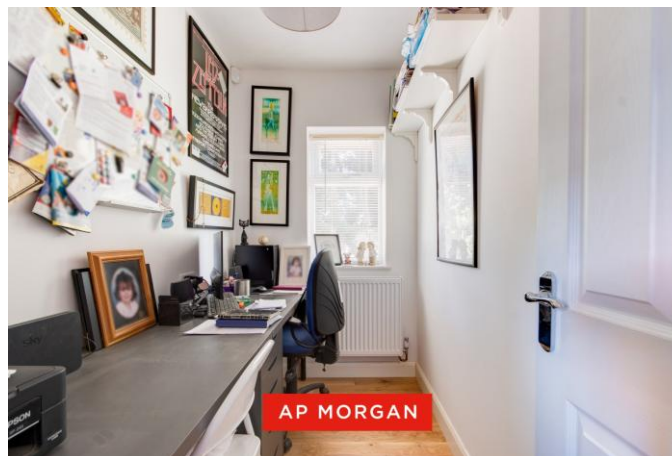
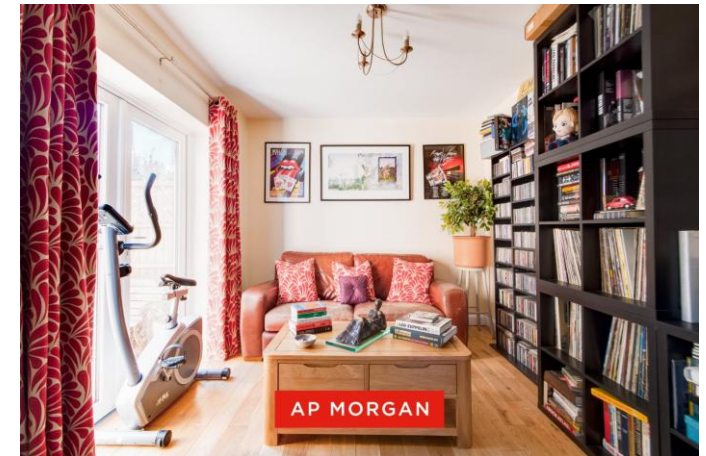
### Description:

This beautifully presented, extended, four bedroom, semi-detached house in Solihull is an exciting opportunity for large and growing families; presenting a generously sized lounge, spacious fitted kitchen/diner, large dining room, utility room, a study, ground floor WC, substantial front garage, expansive landing, three double & one single bedrooms, multiple contemporary bathrooms including an en-suite shower room, a versatile rear garden, off-street parking and prime positioning for amenities.

Approaching the property, there is a sweeping block paved drive offering space for parking multiple vehicles while allowing front access to the porch, garage and rear garden access through a side gate. The drive is completed by a rounded grass laid lawn offering space for planting and a well-maintained shrub.

Entering the property to the porch and hall, there is room for removing outdoor footwear and jackets. Immediately accessed is the generously sized lounge presenting space for multiple suites, a log burning stove/fireplace and a bay window helping to make the room bright and offering panoramic views of the front aspect. The kitchen/diner is modern and hosts ample counterspace with space for an electric range cooker and 7 ring gas hob, dishwasher and double sink with drain additionally, there is rear garden access through double French doors and room for a dining table and chairs. The dining room is accessed from the kitchen, with additional space for multiple suites and/or a dining table and chairs. The utility room is also accessed from the kitchen and presents additional counterspace, space/plumbing for freestanding appliances, a ground floor WC and study. The garage is substantial and offers significant storage space with an electric roller door.

Ascending to the first floor there is an expansive landing illuminated well by skylights, this presents Bedroom One, a large double looking to the rear aspect with a Juliette balcony and en-suite shower room offering a washbasin, WC and shower. Bedroom Two is an additional double looking to the rear. Bedroom Three is the final double looking to the front aspect with a bay window helping to illuminate the room and offering panoramic views of the front aspect. Bedroom Four is the final single of the property looking to the front. The first floor is completed by a WC and



contemporary bathroom offering a washbasin, WC, bath and shower.

The rear garden opens to a sweeping patio, allowing space for garden furniture and external storage. Encompassing a grass laid lawn there is ample room for outdoor activities with raised gravel steps leading to the freestanding shed which offers additional storage. The garden is completed by a border of wooden panel fencing and maturing trees.

This property is situated in Solihull sitting very near to a local school and local parks making it perfect for a family home. It is a short drive to several shopping centres and high streets allowing easy access to amenities such as supermarkets, shops and restaurants. Similarly, the property is a short drive to several local train stations allowing ease of access to Birmingham City Centre and connecting routes.

#### Details:

Porch

Hall

Lounge 13'5" x 11'7" (4.1m x 3.53m) Both Max

Dining Room 9'1" x 11'7" (2.77m x 3.53m) Both Max

Kitchen 14'6" x 16'3" (4.42m x 4.95m) Both Max

Utility Room 13'3" x 9'3" (4.04m x 2.82m) Both Max

Study 7'10" x 4'8" (2.4m x 1.42m)

Ground floor WC 3'6" x 3'11" (1.07m x 1.2m)

Garage 17'8" x 10'11" (5.38m x 3.33m) Both Max

Landing

Bedroom One 8'10" x 16'10" (2.7m x 5.13m) Both Max

En-suite Shower Room 3'5" x 8'10" (1.04m x 2.7m)

Bedroom Two 11'11" x 11'8" (3.63m x 3.56m) Both Max

Bedroom Three 10'11" x 11'8" (3.33m x 3.56m) Both Max

Bedroom Four 8'4" x 6'7" (2.54m x 2m)

Bathroom 8'1" x 10'8" (2.46m x 3.25m) Both Max

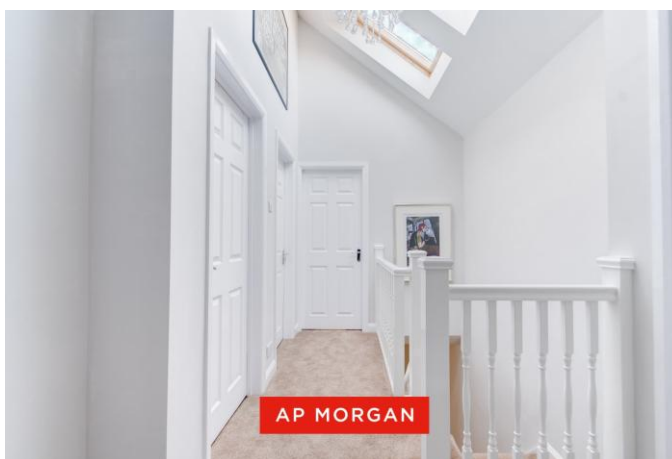
WC 3' x 4'11" (0.91m x 1.5m)

EPC Rating: To be confirmed

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

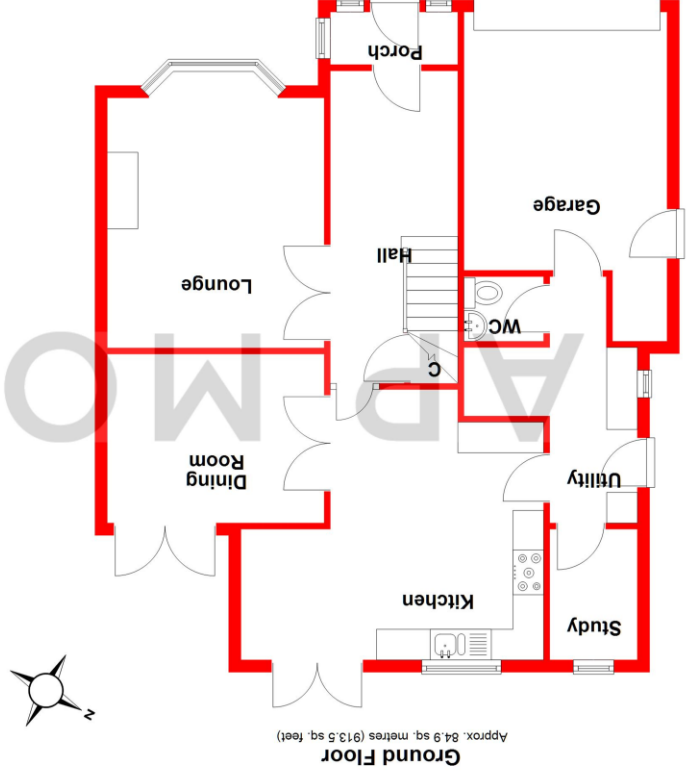
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

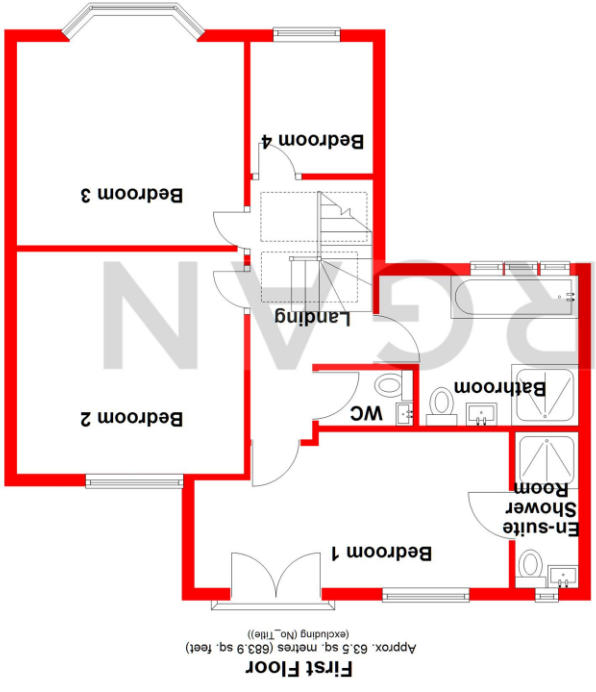
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx: 84.9 sq. metres (913.5 sq. feet)



First Floor  
Approx: 63.5 sq. metres (683.9 sq. feet) (excluding No. 1101)

Total area: approx. 148.4 sq. metres (1597.3 sq. feet)

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. Plan produced using Planip.

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