

AP MORGAN



Old Lode Lane, Solihull
Offers Over £475,000

Features:

- Impressive Four-Bedroom Detached Family Home
- Generous Corner Plot with Extension Potential (STPP)
- Large Private Driveway Providing Ample Off-Road Parking
- Stylish Open-Plan Kitchen/Dining Room
- Spacious and Bright Living Room
- Utility Room Plus Useful Additional Storeroom
- Principal Bedroom with Contemporary En-Suite
- Landscaped Rear Garden with Lawn & Patio Seating Area

Description:

Occupying an enviable corner plot, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Thoughtfully designed throughout, the property boasts a generous open-plan kitchen/dining room overlooking the rear garden, a spacious living room, a dedicated home office, and the added convenience of a separate utility room and guest WC.

The property is approached via a substantial private driveway providing ample off-road parking for multiple vehicles, while also offering excellent scope for extension (subject to the necessary planning permissions).

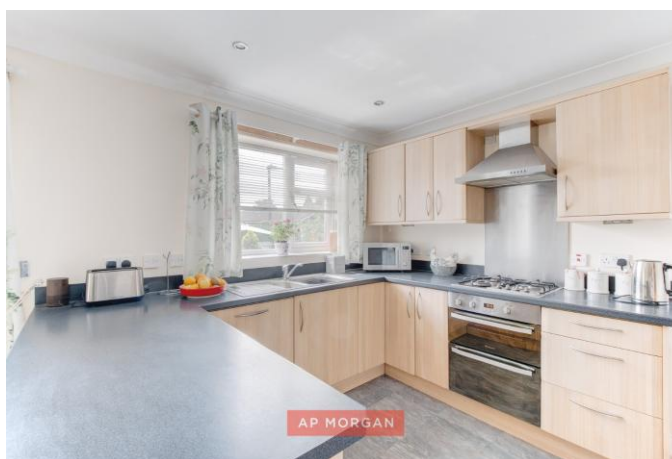
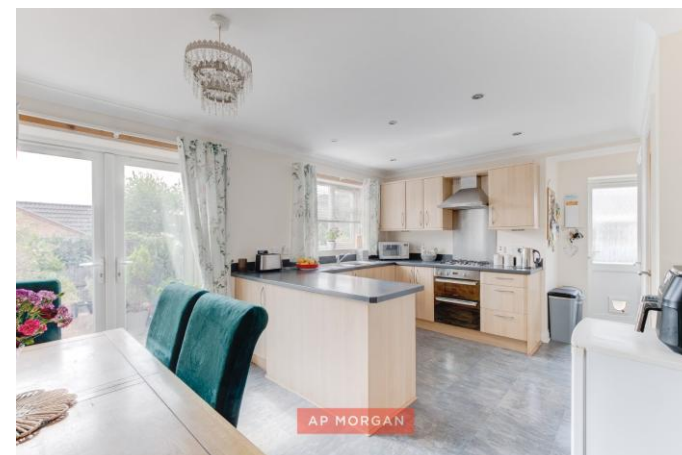
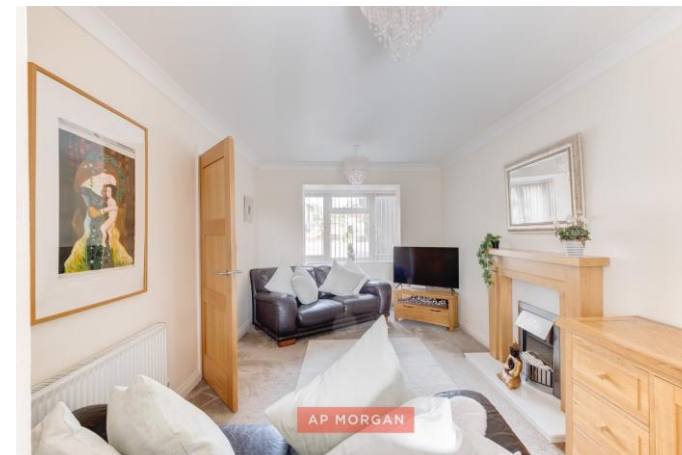
Once inside, the welcoming entrance hall provides access to the spacious living room, a bright and contemporary open-plan kitchen/dining room with views over the rear garden, a useful utility room, home office, guest WC, and a versatile storeroom offering additional storage or potential for a variety of uses.

Upstairs, the first floor comprises a generous principal bedroom with en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom.

Moving outside, the property enjoys a beautifully maintained rear garden, mainly laid to lawn with a paved patio seating area, creating the perfect space for relaxing, entertaining, and family life.

The property is close to eateries, shops and amenities. It is also conveniently placed to easily access transport links, the NEC and Birmingham International Train station and Airport.

Offering generous living space, a sought-after corner plot, and excellent potential to further enhance or extend (subject to planning permission), this is a fantastic opportunity to acquire a superb family home in a desirable location. Early viewing is highly recommended.



Details:

Hall

Living Room 16'1" x 9'6" (4.9m x 2.9m)

Kitchen/Diner 16'5" x 11'6" (5m x 3.5m)

Utility Room 9'10" x 4'11" (3m x 1.5m)

Home Office 11'6" x 8'6" (3.5m x 2.6m)

Store/Utility Room 8'2" x 7'10" (2.5m x 2.4m)

Downstairs WC

Landing

Principal Bedroom 12' x 9'6" (3.66m x 2.9m) Both Max

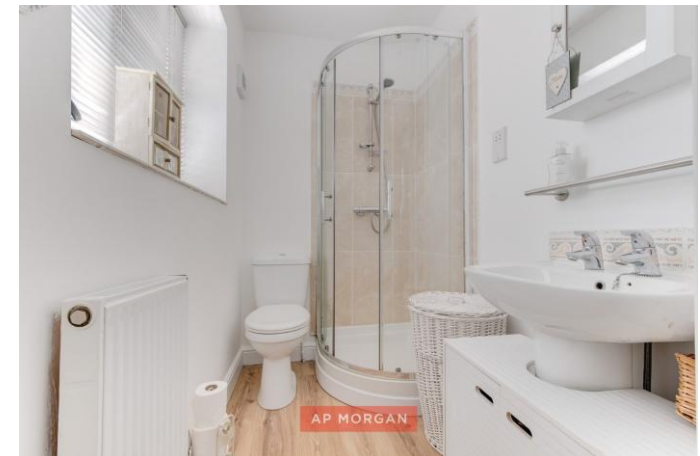
Ensuite Shower Room 6'11" x 4'5" (2.1m x 1.35m)

Bedroom 2 10'8" x 9'8" (3.25m x 2.95m)

Bedroom 3 9'6" x 9'6" (2.9m x 2.9m)

Bedroom 4 6'11" x 5'11" (2.1m x 1.8m)

Bathroom 6'3" x 5'9" (1.9m x 1.75m)



EPC Rating: C

Council Tax Band: E (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 Wisser 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.wissemortgageadvice.co.uk

Property to sell?

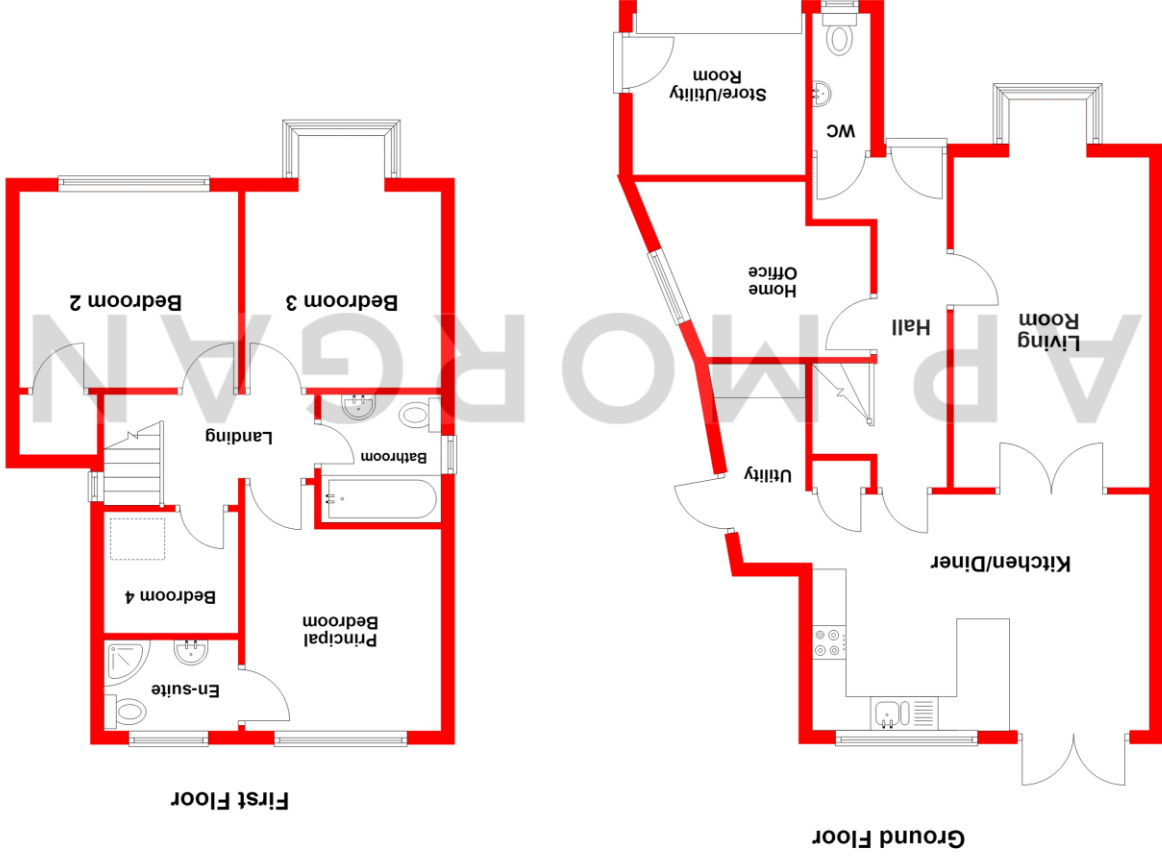
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

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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.



Total area: approx. 107.7 sq. metres (1158.9 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 PlanUp.

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