

AP MORGAN



Old Lode Lane, Solihull
Asking Price £485,000

Features:

- Sought After Area
- Extended Semi-Detached Property
- Large Private Drive for Multiple Vehicles
- Four Bedrooms with Principal Suite
- Very Spacious Through Lounge
- Immaculate Fully Fitted Kitchen
- Solihull Schools Catchment
- Close to Shops, Amenities & Transport Links

Description:

Situated in a popular location is this well-presented four-bedroom extended semi-detached home, offering an impressive layout featuring a spacious through lounge, separate dining room and a fully fitted kitchen. The property is approached via a spacious private driveway providing ample parking for multiple vehicles.

Once inside the interior briefly comprises:

Ground Floor:

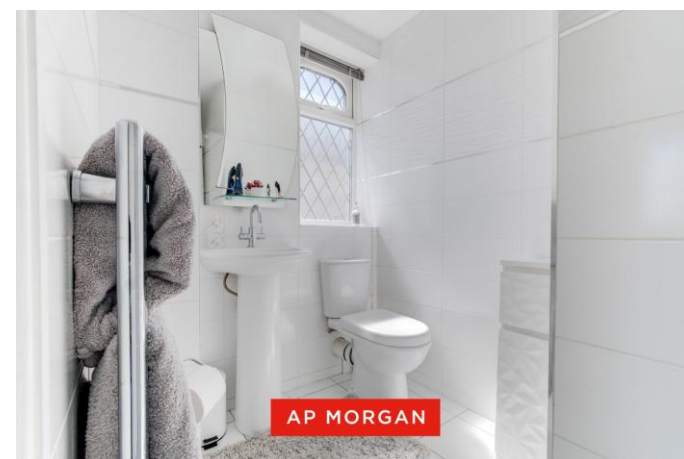
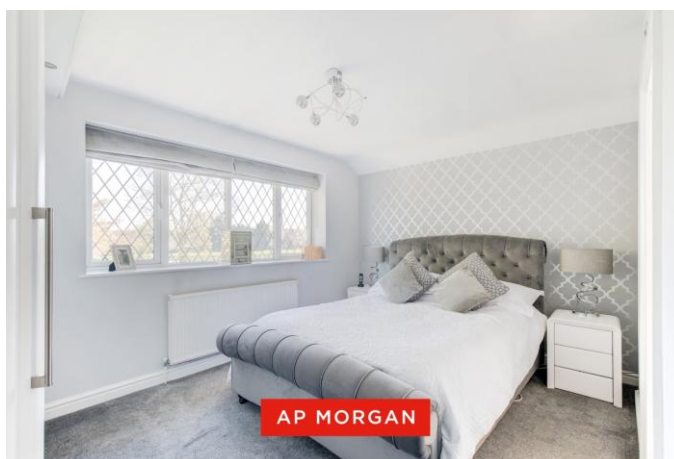
Enter via the welcoming porch into the spacious entrance hall, which provides access to all ground floor accommodation. To the front is the impressive through lounge, offering generous proportions and an abundance of natural light. Adjacent is the separate dining room, perfect for family meals and entertaining.

The heart of the home is the well-appointed kitchen/breakfast room, fitted with a range of units and offering plenty of workspace. Completing the ground floor are a useful utility room, a convenient WC, and a dedicated home office, providing an ideal quiet workspace. There is also an internal garage providing further storage space.

First Floor:

The first-floor landing gives access to the four well-proportioned bedrooms. The principal bedroom is a spacious double room benefiting from its own en-suite shower room. Bedrooms two and three are also good-sized doubles, while bedroom four is perfectly suited as a single bedroom or nursery. Completing the accommodation is a stylish four-piece family bathroom.

Moving outside, the property enjoys a large, well-maintained and beautifully landscaped rear garden, offering a wonderful private space for outdoor living and relaxation.



The property is close to a variety of eateries, shops and local amenities. It is also conveniently placed to easily access excellent transport links, the NEC, Birmingham International Train Station and Airport.

Details:

Porch

Hall

Dining Room 13'3" x 12' (4.04m x 3.66m) Both Max

Extended Lounge 24'2" x 12' (7.37m x 3.66m)

Kitchen/Breakfast Room 13'3" x 13'3" (4.04m x 4.04m)

Utility Room 6'2" x 5'8" (1.88m x 1.73m)

Home Office 12'11" x 8'6" (3.94m x 2.6m) Both Max

Garage/Storage 8'6" x 2.26 (2.6m x 2.26) Both Max

Landing

Principal Bedroom 12'3" x 13'3" (3.73m x 4.04m) Both Max

Ensuite Shower Room 9'11" x 5'10" (3.02m x 1.78m)

Bedroom 2 13'9" x 12' (4.2m x 3.66m) Both Max

Bedroom 3 12' x 11'7" (3.66m x 3.53m)

Bedroom 4 7'1" x 6'2" (2.16m x 1.88m)

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

Property to sell?

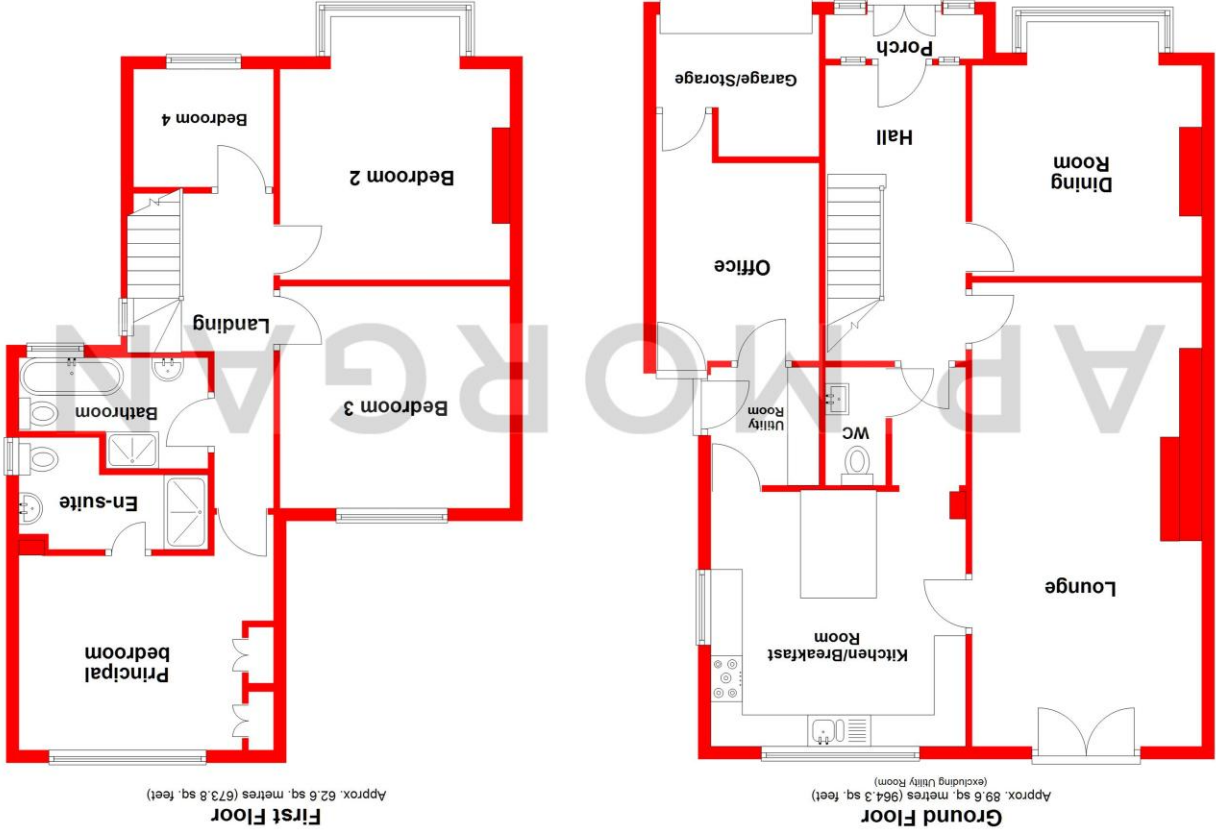
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 152.2 sq. metres (1638.1 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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