

AP MORGAN



Lode Lane, Solihull
Asking Price £275,000

Features:

- Three-Bedroom Semi-Detached Home
- In Need of Modernisation
- Spacious Through Lounge/Diner
- Recently Fitted Kitchen
- Landscaped Rear Garden with Rear Access
- Walking Distance to Solihull Town Centre & Hospital
- Excellent Local Schools & Transport Links
- Fantastic Opportunity to Add Value (STPP)

Description:

Situated in a highly sought-after location within walking distance of Solihull Town Centre, this three-bedroom semi-detached home presents an excellent opportunity for buyers looking to modernise and create their ideal family home. Offering generous living accommodation, a spacious through lounge/diner, a recently fitted kitchen, and excellent potential for further improvement, this property is ideally suited to families, first-time buyers, or investors alike.

Approach

The property is approached via a private fore garden with a pathway leading to the front entrance.

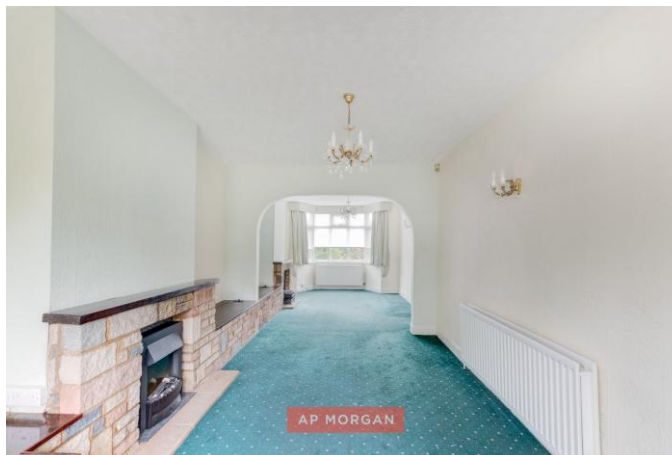
Once Inside

The interior briefly comprises a welcoming entrance hall, a bright and spacious through lounge/dining room with bay window to the front and patio door opening onto the rear garden, a recently fitted kitchen with a useful side access door, and an understairs storage cupboard. Upstairs offers three well-proportioned bedrooms, a modern shower room, and a separate WC.

Outside

The property enjoys a private, landscaped rear garden with gated rear access, providing an ideal space for relaxing or entertaining.

Ideally positioned approximately a 10-minute walk from Solihull Hospital and a further five minutes from Solihull Town Centre, the property is perfectly placed for a wide range of shops, restaurants, cafés, and everyday amenities. Excellent transport links and highly regarded local schools are also within easy reach, making this a superb opportunity in a desirable location.



Details:

Hall

Through Lounge/Diner 31'2" x 11'1" (9.5m x 3.38m)

Kitchen 9'9" x 6'3" (2.97m x 1.9m)

Landing

Bedroom 1 14'10" x 10'10" (4.52m x 3.3m)

Bedroom 2 13'11" x 11'1" (4.24m x 3.38m)

Bedroom 3 9'2" x 6'3" (2.8m x 1.9m)

Shower Room 6'4" x 6'3" (1.93m x 1.9m)

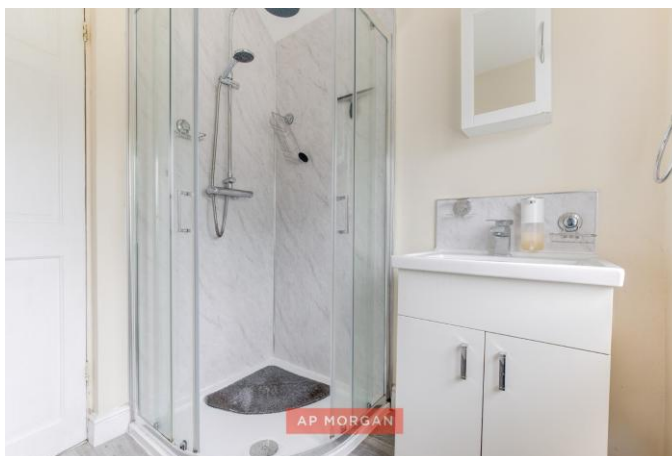
WC

EPC Rating: D

Council Tax Band: C (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.

Need a solicitor?

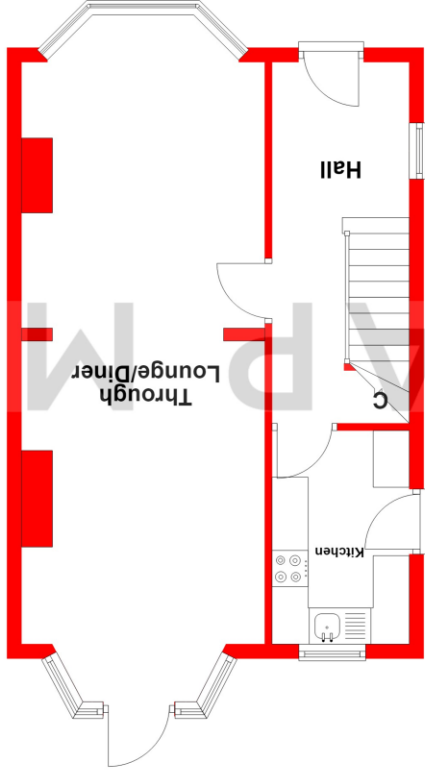
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

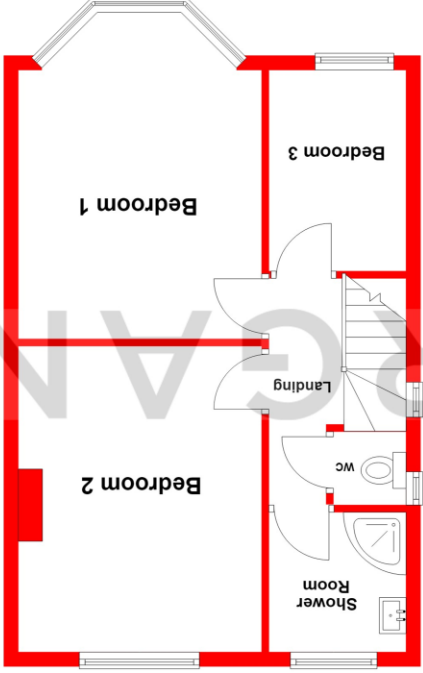
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Ground Floor



First Floor



Total area: approx. 88.8 sq. metres (956.0 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.