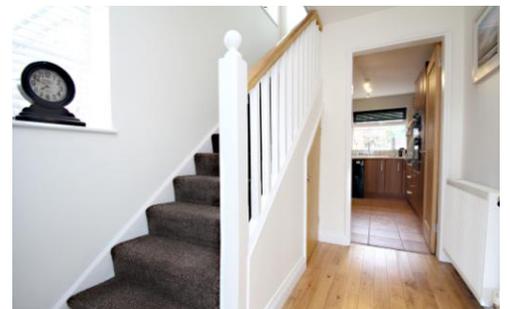


ginger



284 Lode Lane
Solihull, Solihull, , B91 2HG

Asking Price Of £289,950

Property Features

- Spacious and bright accommodation
- Quiet road position set back from the main road
- Great location for JLR and easy reach of Solihull Town Centre
- Three well proportioned bedrooms
- Modern Shower Room
- Large block paved driveway
- Landscaped rear garden

Full Description

WELCOME

You will fall in love with this superb three bedroom semi-detached home. The home is actually set on a separate service road running adjacent to the main road of Lode Lane meaning it receives very little passing traffic immediately in front of the property. The position is incredibly handy for local amenities, transport / motorway links and large employers such as Jaguar Land Rover.

There is a large block paved driveway which enables parking for a good number of vehicles. A useful porch encloses the front door which in turn gives entry into the welcoming hallway. The downstairs layout works very well with a large open plan lounge / dining room stretching the length of the property. There is a well presented kitchen incorporating a useful cupboard and access to the external side entry.

To the first floor there are three well proportioned bedrooms, a stylish shower-room and a useful storage cupboard where the combi boiler is housed.

Outside, there is a landscaped garden which is low maintenance and makes a great entertaining space. This is private and peaceful and there are even two outside stores, which are very handy. All-in-all this is a perfect property which is ready for its next happy owners.

PORCH

7' 4" x 5' 10" (2.25m x 1.80m)

To the front of the property is a glass fronted enclosed porch with glass panelled door. This provides a great space to take off shoes and coats before entering the main property. Its a very handy area to shelter from the inevitable British rain when bringing in shopping etc and guests especially are always grateful to see a porch whilst waiting for the main front door to be answered!

HALLWAY



6' 10" x 8' 9" (2.09m x 2.67m)

Entry through the front door brings you into a welcoming hallway with stairs rising to the first floor and doors giving access to downstairs rooms. There is a storage cupboard under the stairs and a window to the side elevation which makes your first impression of the property a nice and bright one.

LOUNGE / DINING ROOM

11' 10" (max) x 20' 10" (3.63m x 6.36m)

This is a really special room which is very light thanks to a large bay window to the front and glass patio doors to the rear giving access straight onto the garden. This was once two smaller rooms however a previous owner removed the internal wall to create this impressive lounge / dining room. There is a stylish feature gas fireplace integrated into the wall with log burner effect and the room is finished with feature oak flooring.

KITCHEN

11' 6" x 8' 3" (3.52m x 2.53m)

This well equipped kitchen consists of a range of wood fronted base and wall mounted units along with contrasting roll top worksurfaces. There is a fitted double oven and four ring Zanussi induction hob with Indesit extractor fan above. A sink with a chrome mixer tap sits below a rear facing window whilst there space, power and plumbing for necessary white goods. There is a walk-in understair pantry/storage cupboard and a door leading to the external side access.

LANDING

The dogleg staircase leads to the first floor landing. There is a side external window at the top of the stairs which lets in extra light to the first floor whilst doors lead to all upstairs rooms including a useful boiler cupboard which houses the gas combi boiler.

BEDROOM 1

10' 0" x 13' 7" (3.06m x 4.16m)

This is a beautiful bedroom with feature wooden floorboards and neutrally decorated walls. This is a front facing bedroom with a double glazed window to that aspect.

BEDROOM 2

10' 4" x 6' 10" (3.17 m x 2.09m)

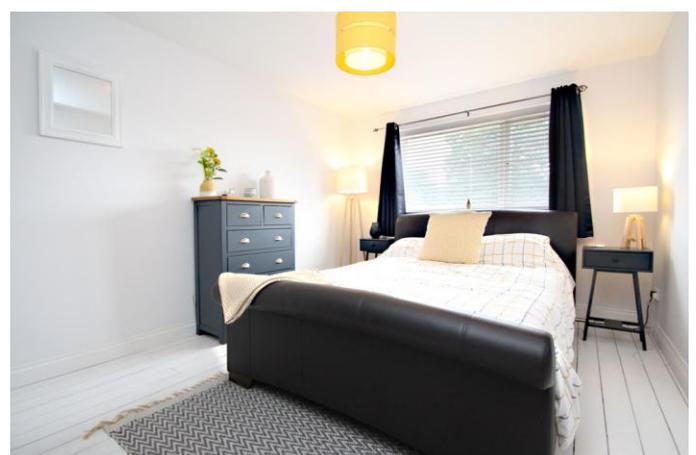
This is a rear facing bedroom and another well sized room with plenty of space for a double bed.

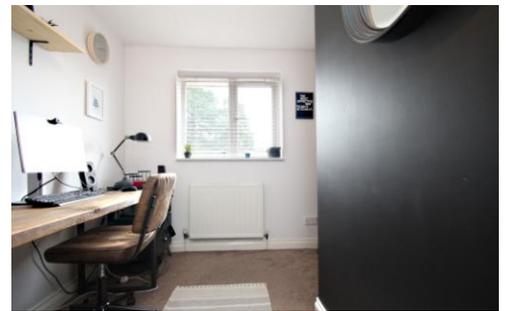
BEDROOM 3

9' 4" x 8' 10" Max (2.86m x 2.71m Max)

Currently being utilised as a home office, this versatile front facing bedroom is stylishly decorated with a double glazed window to the front aspect.

SHOWER ROOM





7' 10" x 5' 6" (2.4m x 1.7m)

The shower room comprises a modern three piece suite consisting of shower cubicle with square rainfall showerhead, low flush W.C., floating wash hand basin and wall mounted heated towel rail. This is finished in luxury floor to ceiling wall tiles with an external window to the side aspect.

GARDEN

To the rear of the property is a private and low maintenance garden. This has a paved patio as you step out from the property, ideal for a garden table and chairs. As the garden extends, the ground structure turns from patio paving to a stone and pebble finish - ideal for those of us that find mowing a chore! There is wooden fencing to all sides with some mature plants and trees providing colour in front as well as some wooden bedded borders. There are two really useful brick built stores, an outside tap and side access back to the front driveway.

TECHNICAL

We are advised this property is Freehold, please seek confirmation from your legal representative. The property offers double glazing and gas central heating. All information we provide is in good faith and as a general guide to the property. Details have been verified by the sellers.

We are advised the council tax is Band C and payable to Solihull Metropolitan Borough Council.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

