



517 Lode Lane, Solihull B92 8NT

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£325,000

Key Features

Entrance Porch
 Reception Hall
 Lounge
 Dining Room
 Extended Breakfast Kitchen
 First and Second Floor Landings
 Four Bedrooms
 Family Bathroom
 Gas Central Heating
 Double Glazing
 Driveway Parking for Four Vehicles
 Integral Garage
 Established Rear Garden

517 Lode Lane is a well presented, thoughtfully extended, three-storey, four bedroomed, semi detached family home, conveniently situated in this highly sought after residential location.

Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

Vendor's Comments

We have lived at the property for the last 13 years and have extended it by adding an additional bedroom in the loft as well as substantially extending the kitchen 8 years ago, which is the main focus of the house making it a great sized family home

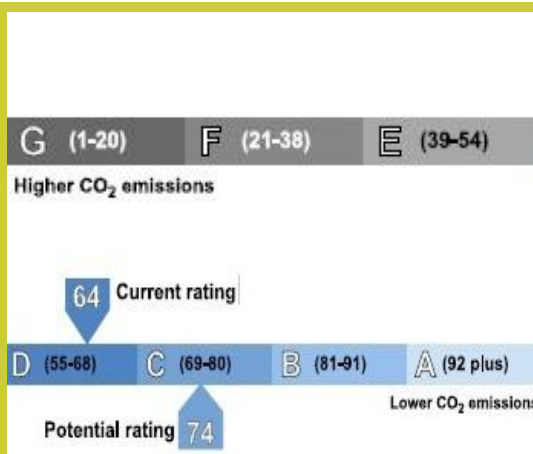
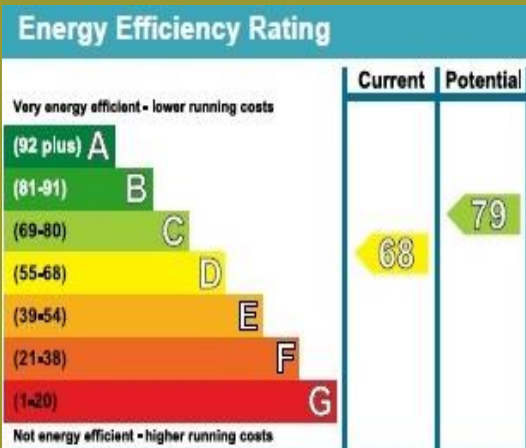
With a south facing garden, the sun shines through onto the kitchen and dining room from early afternoon until the sun sets. The garden is easy to maintain with various shrubs and plants that are now well established.

The drive was block paved just under 5 years ago and allows for 4 cars to be parked at any one time. The house is also on an excellent bus route which is ideal for getting into Solihull as well as Birmingham town centre and all other local amenities

The surrounding area has lots to offer, including an excellent pub across the road and a Tesco which is open until 10pm every evening.

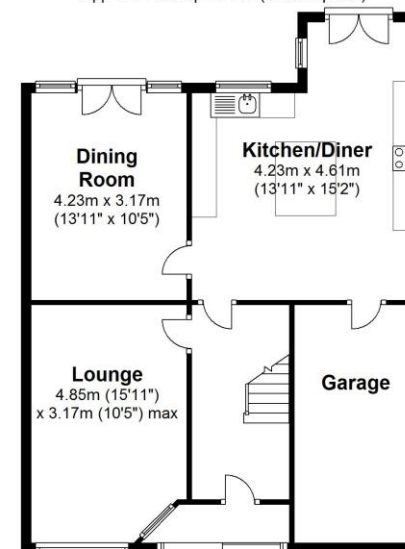
Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



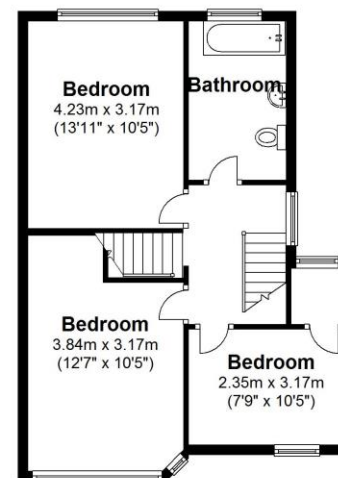
Ground Floor

Approx. 75.6 sq. metres (813.9 sq. feet)



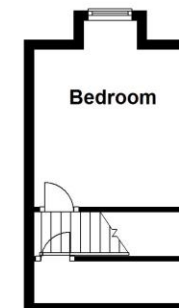
First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.0 sq. feet)



Total area: approx. 140.2 sq. metres (1508.6 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



