melvyn Danes
ESTATE AGENTS

Pine Close

Solihull

Offers Over £325,000

Description

Pine Close leads directly of Pinewood Grove off Northdown Road off Widney Lane and joins Dingle Lane, close to Cranmore Infant School and Widney Junior School. Senior school campuses can be found in Dingle Lane including Tudor Grange Academy and Alderbrook. At the junction of Widney Lane and Blossomfield Road is Longmore Road where one will find local shops and easy access via Marshall Lake Road, passing the retail parks, to the A34 Stratford Road.

The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Solihull College is sited on Blossomfield Road adjacent to Tudor Grange Park and leisure centre opposite which is access to Solihull's main line London to Birmingham railway station.

The property is located at the end of the close and is available chain free. The property is approached via fore garden with path leading to the front porch entrance which allows access into the accommodation and benefits from a sizeable storage cupboard.

Upon entering you are led into a good sized hallway with storage and access into the kitchen breakfast room which is well fitted with a range of integrated appliances, full height windows, service hatch and ample space for a table and chairs. The rear living/dining room is a great sized room with sliding doors opening onto the garden and a glazed upvc door allowing access into the conservatory and further access via French doors into the garden. The living/dining room is fitted with quality flooring that flows through from the hallway and also benefits from a wall mounted fire place.

To the first floor we have three bedrooms, two of which are great sized doubled with fitted storage complemented by a further single with storage and a generous landing with various storage options and access into the loft via a hatch. The shower room is well fitted with large walk in shower, toilet, wash basin and heated towel rail. There is also a storage cupboard which houses the boiler.

To the rear of the property we have a low maintenance walled garden with rear gate allowing access to a passage that leads to the single garage with up and over door.
To the front of the property there is a fore garden that is maintained by a management company that manage and maintain the grounds surrounding the accommodation along with the garages. There is a service charge of circa £1684 Annually.

Accommodation

Entrance Porch

Storage Cupboard

Hallway

Kitchen Breakfast Room
13'6" x 11'3" (4.128 x 3.435)

Living Dining Room
20'10" x 11'4" (6.353 x 3.479)

Conservatory
9'6" x 8'9" (2.908 x 2.680)

Bedroom One
11'4" x 11'11" (3.467 x 3.657)

Bedroom Two
11'11" x 11'8" (3.646 x 3.561)

Bedroom Three
8'5" x 8'5" (2.579 x 2.585)

Shower Room
8'5" x 8'3" (2.582 x 2.531)

Private Rear Gardens

Single Garage
17'9" x 8'7" (5.424 x 2.640)

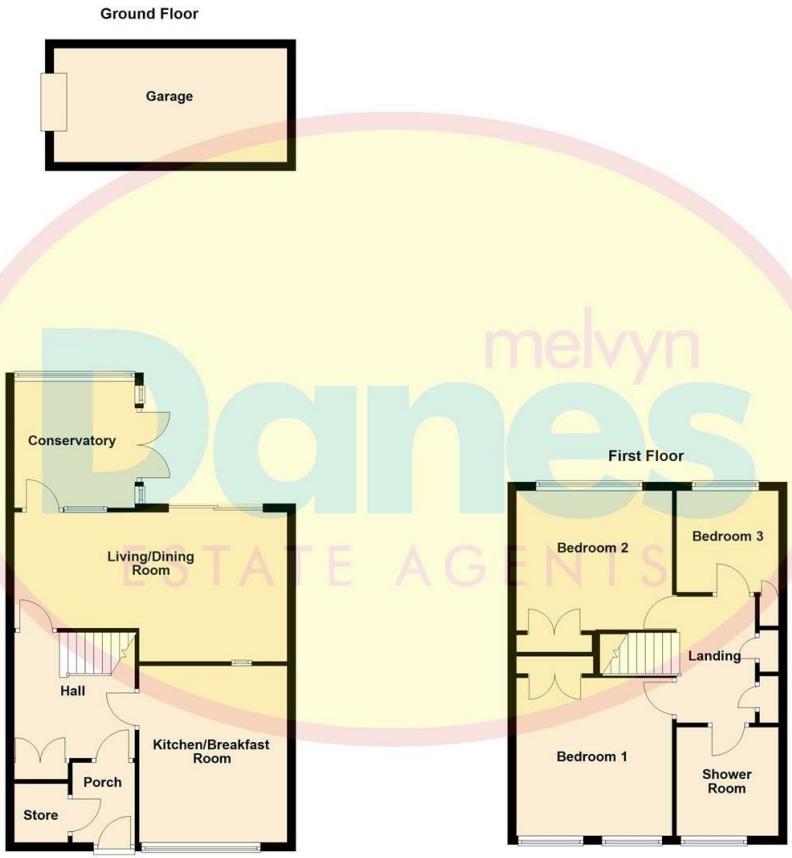
TENURE: We are advised that the property is Freehold with a service charge payable of £1684 a year to cover maintenance of driveway, front garden, garden wall etc.

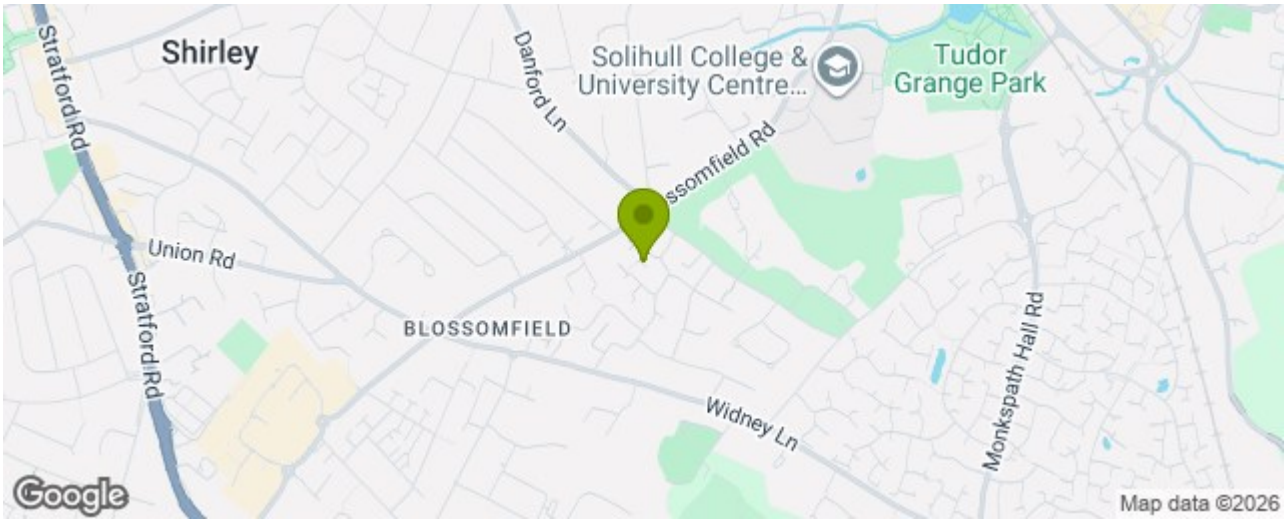
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.





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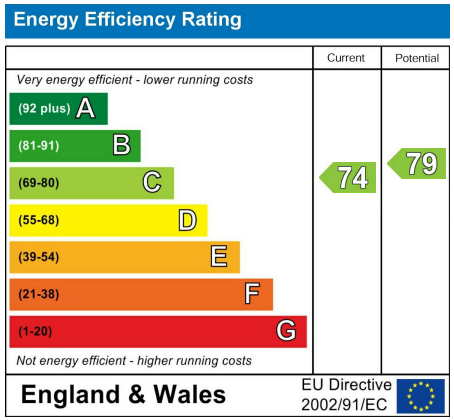
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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