
melvyn
Danes
ESTATE AGENTS
Valley Road
Solihull
Asking Price £260,000

Description

Valley Road leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This chain free 1950's semi-detached property is set back from the road behind a driveway leading to the UPVC front door.

The accommodation comprises of entrance porch allowing access into all ground floor rooms the first of which is a front reception with bay window fire place. Rear reception with fire place and a glazed rear door opening onto the patio, kitchen with basic fitments and a further door opening onto the side garage. A good sized garage that is ripe for conversion. There is also a rear door of the garage inot the garden.

To the first floor we have three bedrooms two of which are great sized doubles complemented by a further single and the family bathroom with a three piece suit with shower over bath and airing cupboard.

To the rear we have a particularly generous garden split into two zones. With a patio area, main garden laid to lawn with panelled fencing and a secondary garden which is a little wild. Ideal for extensions (STPP) or a blank canvas to make your own.













Accommodation

Entrance Hall

Dining Room
12'7" x 9'11" (3.849 x 3.046)

Living Room
12'1" x 9'11" (3.691 x 3.032)

Kitchen
5'8" x 6'7" (1.741 x 2.019)

Bedroom One
9'11" x 12'11" (3.048 x 3.962)

Bedroom Two
9'11" x 12'6" (3.045 x 3.811)

Bedroom Three
6'5" x 5'8" (1.957 x 1.749)

Bathroom
5'8" x 6'11" (1.733 x 2.127)

Single Garage
7'3" x 17'1" (2.217 x 5.223)

Private Rear Gardens

Off Road Parking









TENURE: We are advised that the property is Freehold.

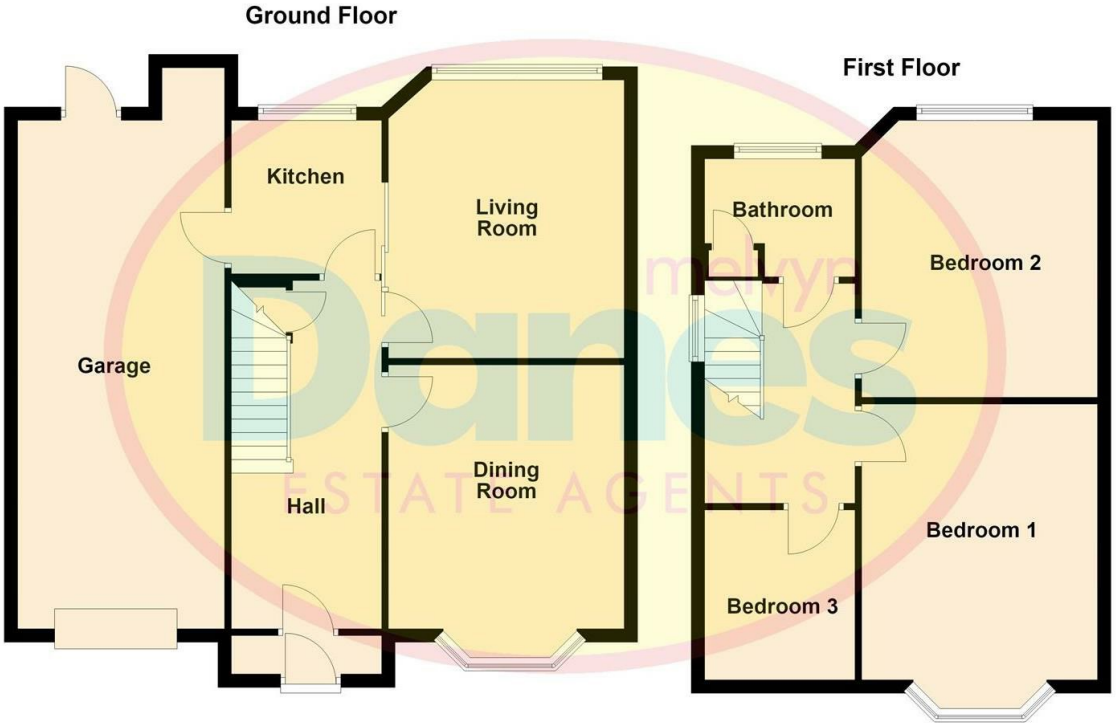
BROADBAND: We understand that the standard broadband download speed at the property is around 11 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 5500 Mbps. Data taken from checker.ofcom.org.uk on 19/8/2026. Actual service availability at the property or speeds received may be different.

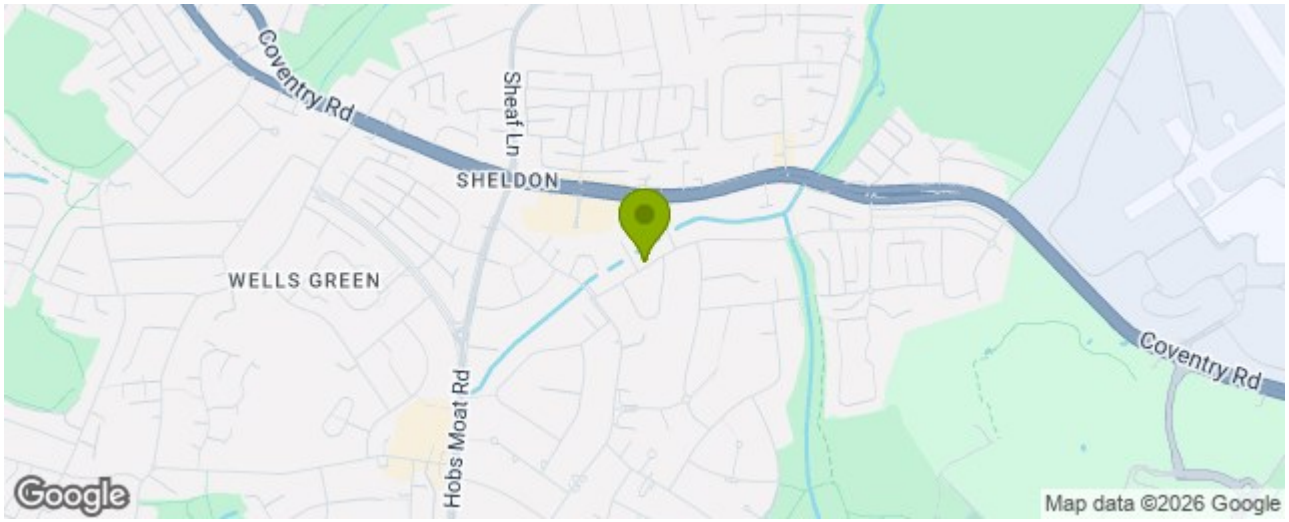
MOBILE: We understand that the property is likely to have good current mobile coverage (data taken from checker.ofcom.org.uk on 30/6/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below 0121 711 1712

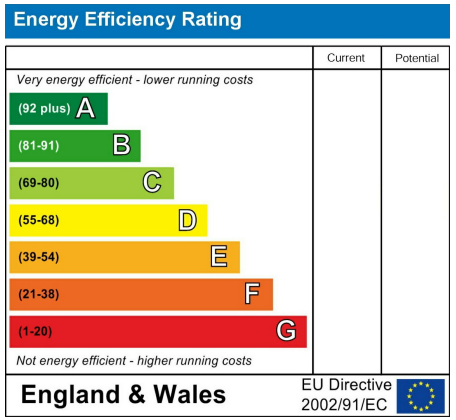
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.





37 Valley Road Solihull Solihull B92 9AD
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.