
melvyn
Danes
ESTATE AGENTS
Cranford Grove
Solihull
Asking Price £425,000

Description

Cranford Grove is directly off Alderminster Road which is one of the main side road through Hillfield linking Monkspath Hall Road and Widney Lane. Via Widney Manor Road, you are lead into the town centre of Solihull benefitting from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Within walking distance of the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

Schooling is renowned for its good schooling this property benefits from being located within the Tudor Grange catchment; one of the most requested secondary schools in Solihull.

An ideal location therefore for this vacant property available immediately.

The property is approached via off road parking and a fore garden leading to the garage entrance and the front door which allows access into the accommodation which comprises of, entrance lobby, ground floor WC, large living room with bay window and access into the kitchen diner. A fitted kitchen with integrated appliances and with a glazed door opening onto the rear garden.

To the first floor we have three bedrooms two of which are doubles with closet storage and a further single. Off the landing is the family bathroom fitted with bath, toilet and wash basin.

To the rear we have a private garden mainly laid to lawn with patio area and bordered by panelled fencing.













Accommodation

Entrance Hall

Living room
11'11" x 16'1" max (3.65 x 4.92 max)

Kitchen/Dining Room
8'8" x 14'11" (2.66 x 4.56)

Ground Floor WC
4'9" x 6'1" max (1.47 x 1.87 max)

Bedroom One
8'5" x 11'7" (2.57 x 3.54)

Bedroom Two
8'3" x 10'1" (2.53 x 3.09)

Bedroom Three
6'4" x 8'9" (1.94 x 2.69)

Bathroom
6'4" x 6'4" (1.95 x 1.94)

Single Garage

Private Rear Gardens

Off Road Parking











TENURE: We are advised that the property is Freehold.

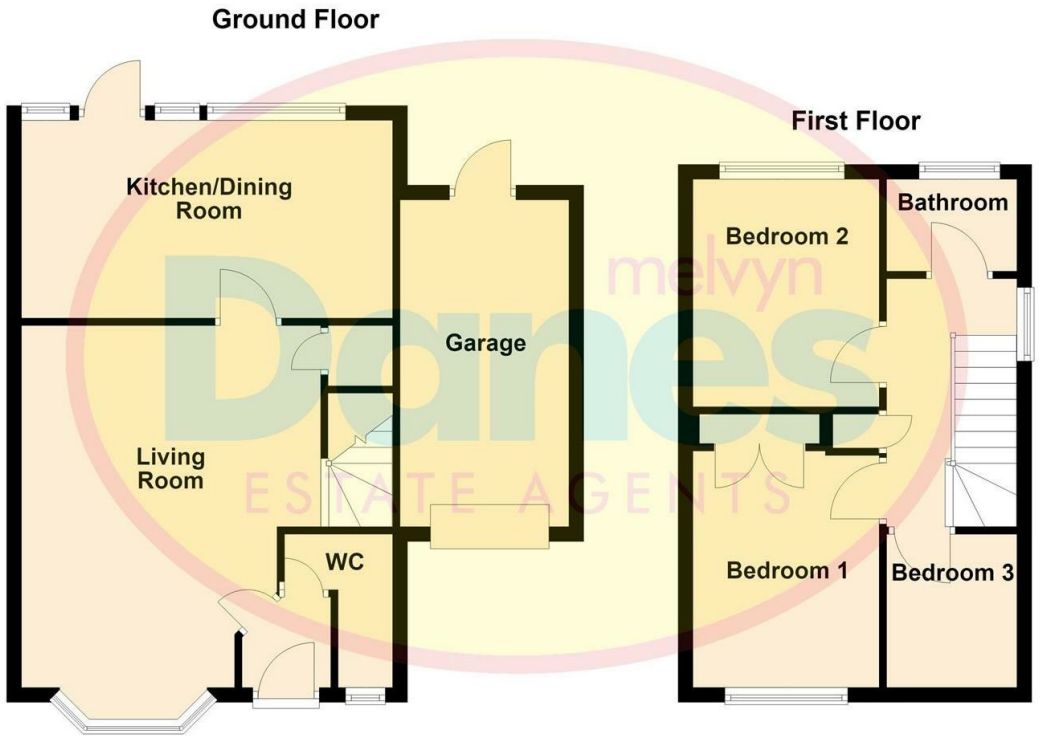
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/06/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 16/09/2025). 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

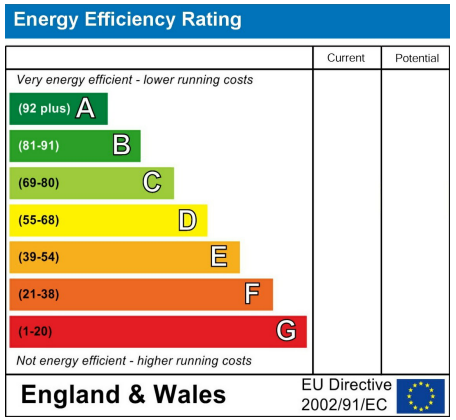
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Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from 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.





4 Cranford Grove Solihull Solihull B91 3GP
Council Tax Band: D



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.