melvyn Danes
ESTATE AGENTS

Wellsford Avenue

Solihull

Asking Price £300,000

Description

Wellsford Avenue leads indirectly off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This traditional style semi detached house is set back from the road behind a paved driveway leading to the accommodation which has been well maintained and is clean and bright throughout and comprises of entrance porch, entrance hall, through living dining room with bay window and electric fire place with further access into the conservatory. Off the hallway is the fitted kitchen with a range of integrated appliances and step down access into the side kitchen, utility area and WC with further access to the rear garden. The conservatory is a good size and well presented and has French doors into the rear garden.

To the first floor we have three bedrooms, two of which are great sized double with fitted wardrobes and a further single. The shower room is well fitted with walk in shower, toilet, wash basin with vanity storage. Off the landing is drop down loft ladder with access into a well boarded loft with skylight, an ideal storage or occasion use space.

To the rear we have a good sized private garden with well stocked borders and laid to lawn. Benefitting from a garden studio/summerhouse that has power connected. Further down the garden is the potting area with garden shed and access into the large double garage that has power and lighting as well as up and over door to the rear access.

Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room
25'4" x 9'6" (7.725 x 2.914)

Kitchen
5'0" x 11'11" (1.542 x 3.641)

Side Kitchen/Utility/WC
5'0" x 11'11" (1.544 x 3.647)

Conservatory
14'2" x 8'3" (4.323 x 2.515)

Double Garage
18'2" x 18'0" (5.557 x 5.496)

Bedroom One
9'2" x 12'8" (2.813 x 3.861)

Bedroom Two
9'2" x 12'2" (2.813 x 3.713)

Bedroom Three
6'6" x 5'5" (1.988 x 1.660)

Shower Room
5'5" x 6'10" (1.668 x 2.096)

Private Rear Gardens

Summer House With Power

Off Road Parking

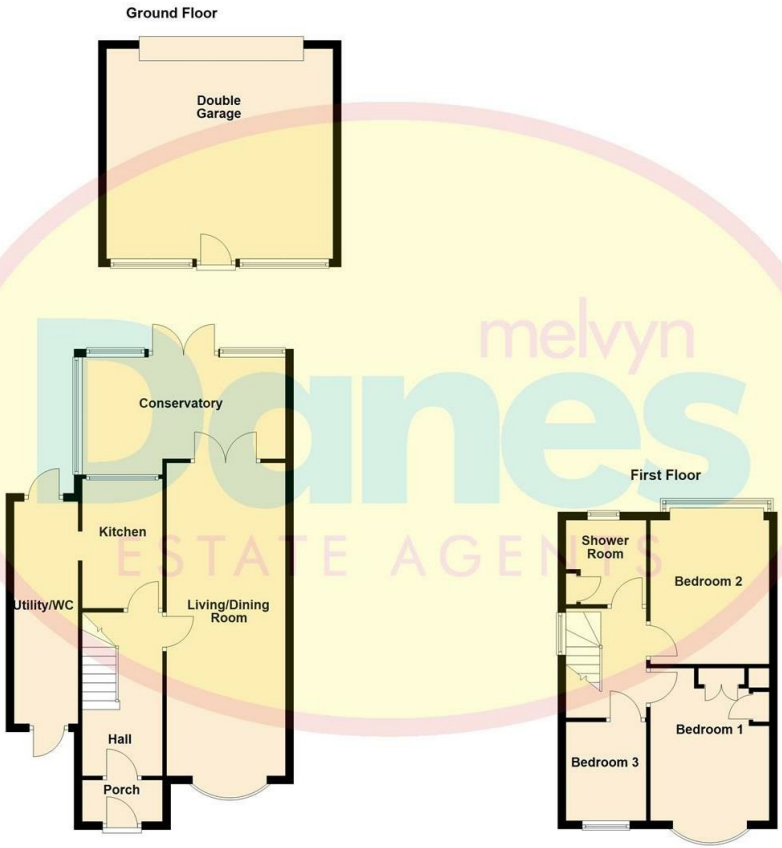
TENURE: We are advised that the property is Freehold.

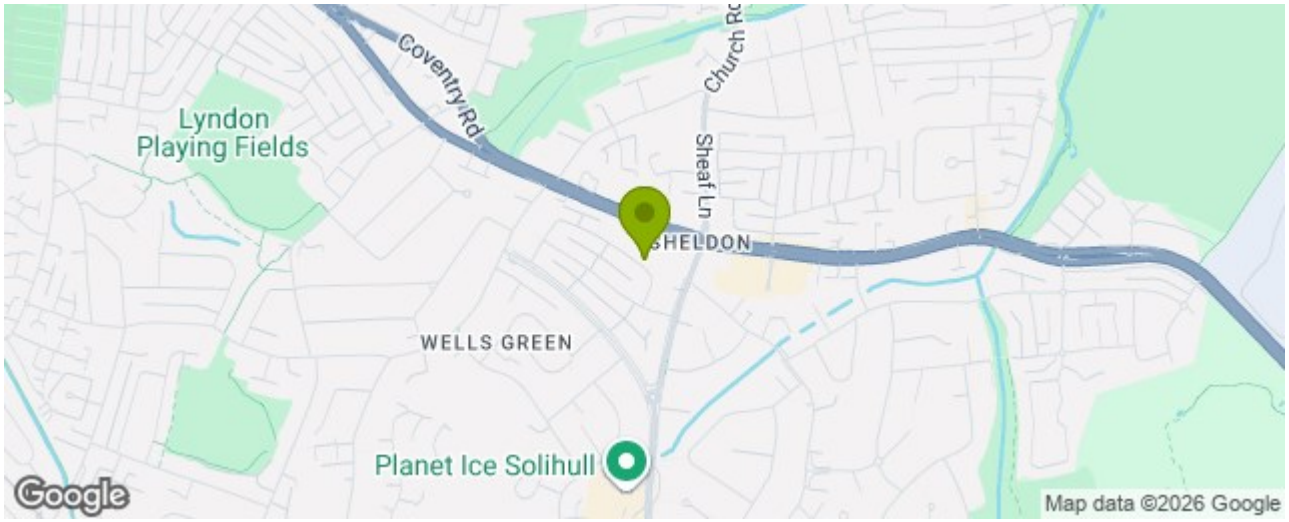
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 30/04/2026 we understand that the standard broadband download speed at the property is around 13 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.

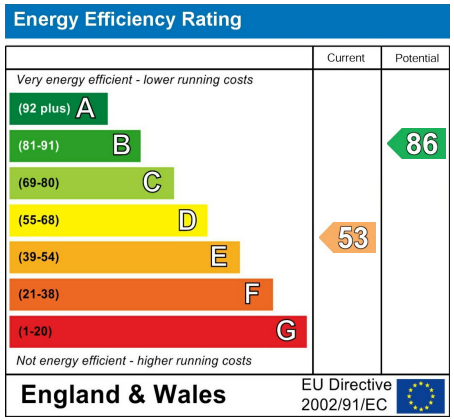
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





137 Wellsford Avenue Solihull Solihull B92 8HB
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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