

melvyn Danes ESTATE AGENTS

Highwood Avenue

Solihull

Offers In Excess Of £350,000

Description

Highwood Avenue leads directly off Castle Lane and Dovehouse Lane which links Lode Lane with the A41 Warwick Road and at this junction one will find the Dovehouse parade of shops. Castle Lane links with the the A41 gives direct access to the town centre of Solihull or travelling in the opposite direction, via Acocks Green, to the city centre of Birmingham passing Olton Railway Station offering services to Birmingham and beyond.

Lode Lane also gives access to the town centre of Solihull or in the opposite direction to the A45 Coventry Road giving access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This detached property holds an excellent plot and is available chain free. The accommodation is well kept and offers great potential.

The property is approached via tarmac drive way with fore garden that leads to the front door which allow access into the entrance lobby and further access into the accommodation which comprises of, entrance hall with cloaks storage, living room with double aspect and sliding doors onto the rear garden. fitted kitchen with a range of integrated appliances and ample space for occasional furniture, further access via an open arch into the dining room that benefits from a storage cupboard.

To the first floor we have three bedrooms two of which are great sized doubles with the third being a generous single currently set up as a study. Off the landing is the shower room fitted with walk in shower, toilet and wash basin. Off the landing is loft access and an airing cupboard.

To the rear we have a private garden bordered by mature shrubs with a good sized patio area, picket fence onto an area laid to lawn. Off the patio is rear access into the generous single garage. An ideal space for conversion (stpp). To the side of the property is an extra area that could be utilized with further extensions subject to planning.













Accommodation

Entrance Hall

Living Room
11'2" x 20'2" (3.419 x 6.154)

Kitchen/Breakfast Room
17'4" max x 17'2" (5.289 max x 5.234)

Dining Room
12'1" x 8'4" (3.708 x 2.564)

Bedroom One
11'1" x 11'1" (3.384 x 3.400)

Bedroom Two
11'4" x 11'1" (3.463 x 3.400)

Bedroom Three
8'0" x 12'1" (2.445 x 3.689)

Shower Room
5'0" x 7'11" (1.544 x 2.425)

Large Single Garage
21'1" x 11'3" (6.443 x 3.438)

Private Rear Gardens

Off Road Parking













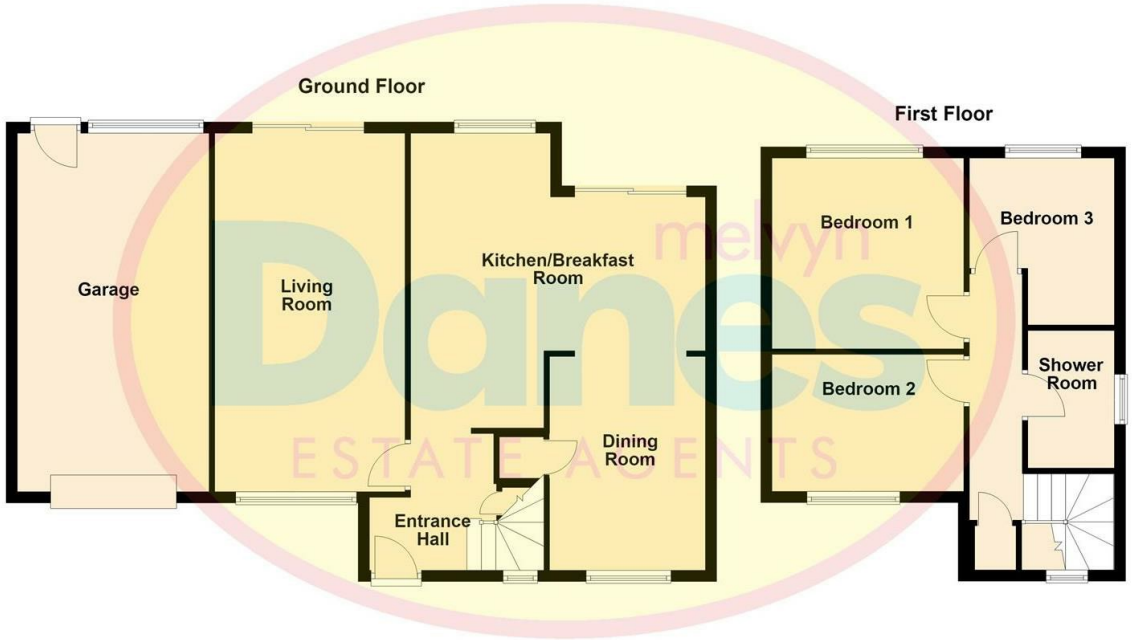
TENURE: We are advised that the property is Freehold

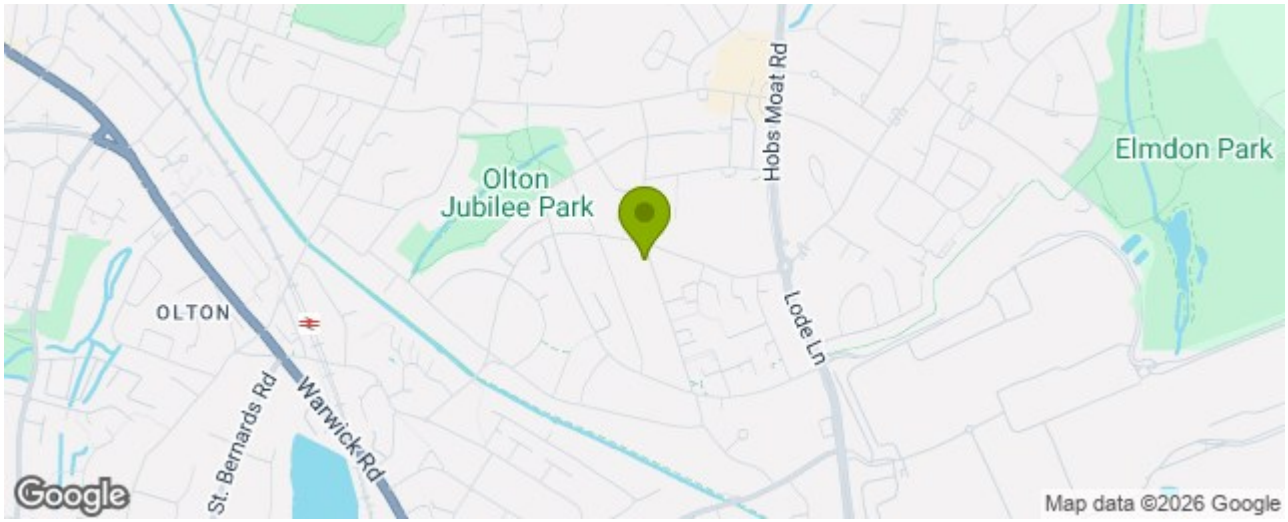
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 21/8/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

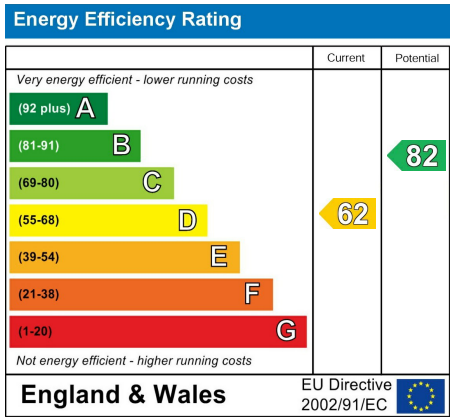
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





155 Highwood Avenue Solihull Solihull B92 8SS
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.