

Widney Lane

Solihull

Asking Price £630,000

Description

Widney Lane is a lovely tree lined road which links Blossomfield Road/Marshal Lake Road and Monkspath Hall Road. Travelling along Widney Lane one will come to Blossomfield Sports Club, Solihull Municipal Club and Indoor Bowling Club in nearby Brick Kiln Lane in addition to the entrance to Hillfiled Park offering lovely walks, childrens playground and duck pond.

A little further on is Widney Junior and Infant School. Turning right off Widney Lane into Whitefields Road are sited Tudor Grange Academy, St Peters Secondary School and to the rear of these schools is Alderbrook Secondary School.

The town centre of Solihull is just over a one mile walk away where there are comprehensive shopping facilities as well as a main line London to Birmingham railway station, Tudor Grange Leisure Centre with swimming pool, athletics track and Solihull College. For those commuters a walk along Widney Lane away from Solihull will bring you to Widney Railway Station adjacent to which is Widney Manor Golf Club.

Local shopping is provided for on nearby Monkspath leading off Shelly Crescent. A continuation along Monkspath Hall Road will bring you to the A34 Stratford Road and turning right here will bring you to shopping facilities in Shirley and to the left to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An excellent location for this traditional, freehold, detached four bedroomed property that is available with no chain, vacant possession and holds an excellent position with a leafy outlook.

The property is approached via a large block paved driveway affording parking for numerous vehicles and complemented by an attractive fore garden laid to lawn with mature specimen planting.

The property is accessed via a glazed porch door and further front door into the hallway and further accommodation which comprises of open plan living/dining room with large bay windows to the front and rear elevations, exposed beams and feature fire place. Fitted kitchen breakfast room with a range of integrated appliances, side door onto covered side passage/utility and French doors off the breakfast room into the rear garden. The side utility is fitted with sink and storage as well as space and plumbing for washers and dryers as well as allowing access into the good sized single garage and with front and rear access to drive and gardens. Off the hallway is a generous cloak room/WC and access to the first floor.

To the first floor we have four bedrooms with three of those being particularly good sized double with both the principle and second rooms having banks of fitted wardrobes and bedroom furniture. The fourth bedroom is a large single or small double, an ideal study or child's room. Off the generous landing space is the family bathroom fitted with a classic three piece suite including bath with shower and screen, wash basin with vanity storage and toilet.

To the rear we have a lovely private garden that offers a good sized patio, mature planted boarders and the bulk of the garden laid to lawn.













Accommodation

Entrance Porch

Entrance Hall

Open Plan Living/Dining Room
11'10" x 16'5" + 10'11" x 15'3" (3.627 x 5.019 + 3.340 x 4.661)

Fitted Kitchen Breakfast Room
9'2" x 15'0" + 13'0" x 9'9" (2.798 x 4.580 + 3.978 x 2.972)

Covered Side Passage/Utility
33'2" x 3'11" max (10.120 x 1.21 max)

Ground Floor WC

Single Garage
16'11" x 8'0" (5.179 x 2.460)

Bedroom One
12'0" x 16'5" (3.672 x 5.015)

Bedroom Two
11'0" x 15'2" (3.375 x 4.640)

Bedroom Three
14'1" x 10'6" (4.305 x 3.210)

Bedroom Four
9'6" x 7'10" (2.914 x 2.412)

Bathroom
8'11" x 6'6" (2.733 x 1.997)

Private Rear Gardens

Off Road Parking













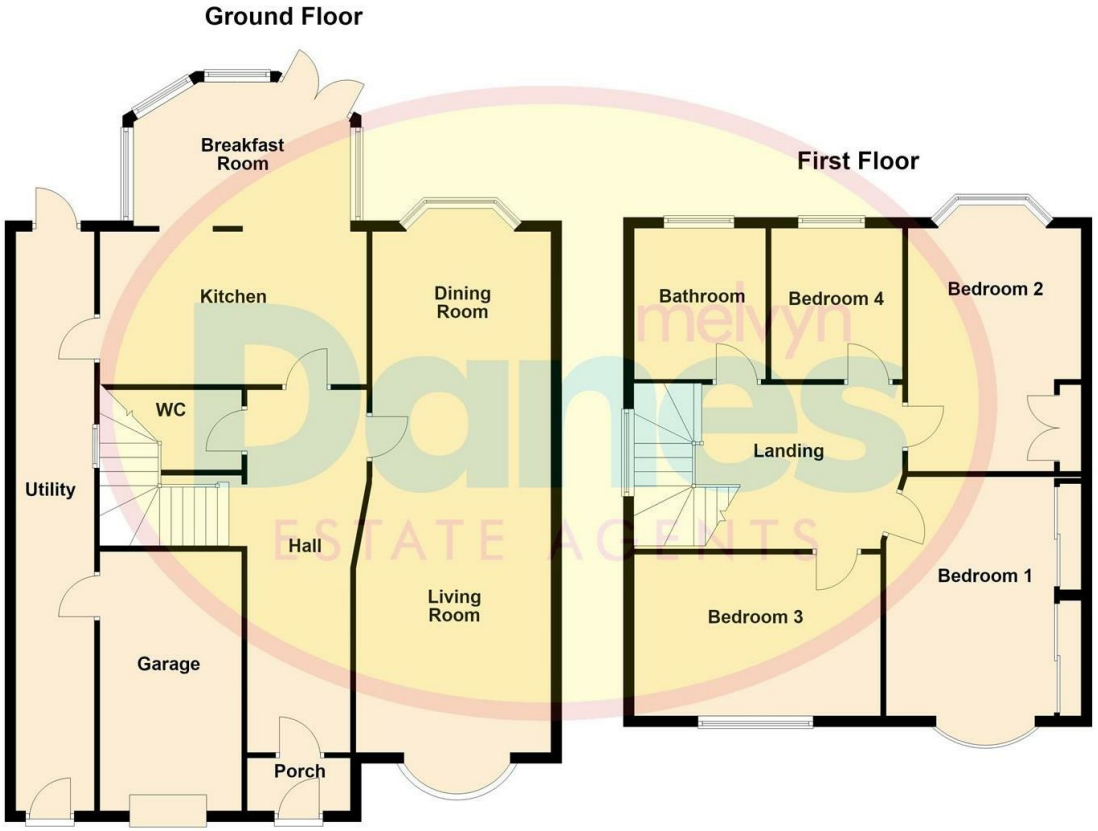
TENURE: We are advised that the property is Freehold

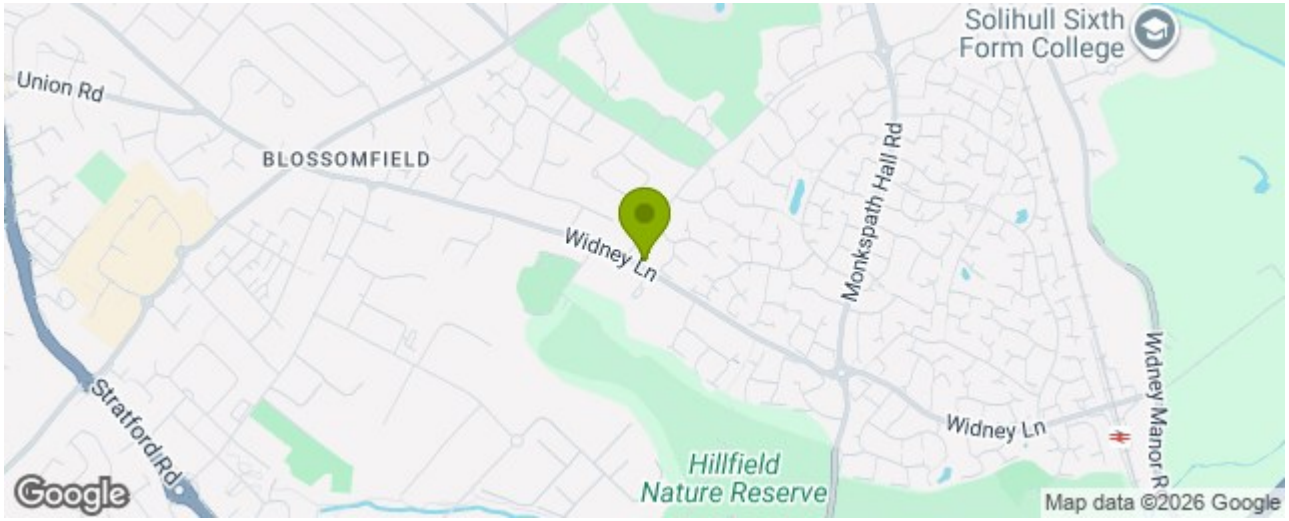
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 4/11/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 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.

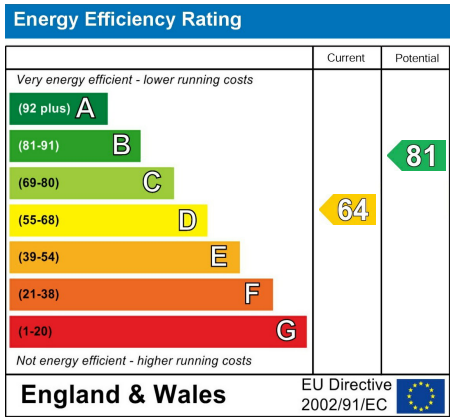
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





193 Widney Lane Solihull Solihull B91 3JY
Council Tax Band: F



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.