



melvyn  
**Danes**  
ESTATE AGENTS

Westcote Close

Solihull

Offers In Excess Of £315,000



## Description

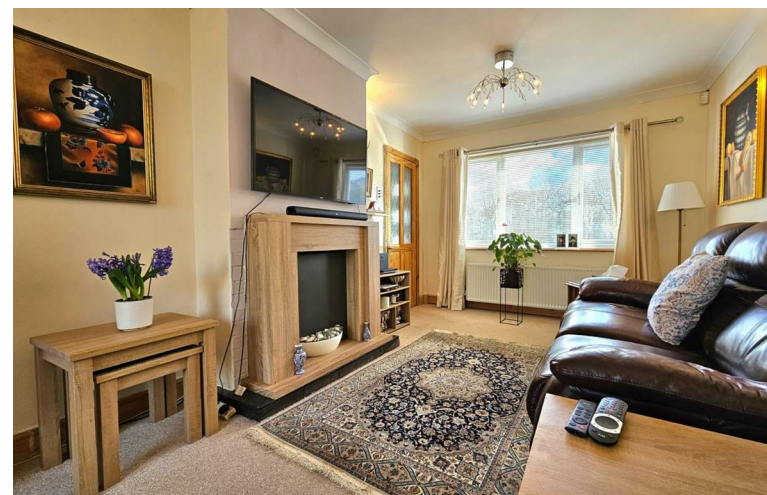
A three bedroomed semi detached property set in a popular and convenient location close to local amenities including Elmdon Park.

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

Regular bus services operate along Lode Lane & Hobs Moat Road, via Lode Lane, to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf where one will find further shopping facilities. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here 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.

Westcote Close is in walking distance of Olton Railway Station which will be found offering services into Solihull Town centre, Birmingham and beyond.

The property is set back from the road with off road parking for numerous vehicles and accessed via upvc front door into porch. the accommodation is well presented and comprises of entrance hall, open plan living dining room, kitchen breakfast room with a range of integrated appliances and access into the covered side passage, large conservatory with French doors onto the garden patio, three bedrooms, family bathroom and landscaped rear gardens with garden shed.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Open Plan Living Dining Room**

21'4" x 9'10" (6.51 x 3.00)

**Kitchen Breakfast room**

14'2" x 8'6" (4.33 x 2.60)

**Conservatory**

9'8" x 18'8" (2.96 x 5.69)

**Covered Side Passage**

**Bedroom One**

13'6" x 10'4" (4.14 x 3.16)

**Bedroom Two**

7'9" x 7'1" (2.37 x 2.16)

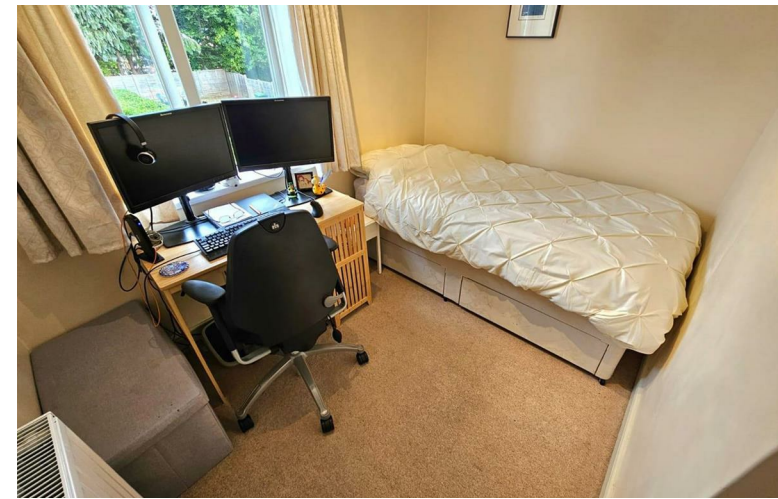
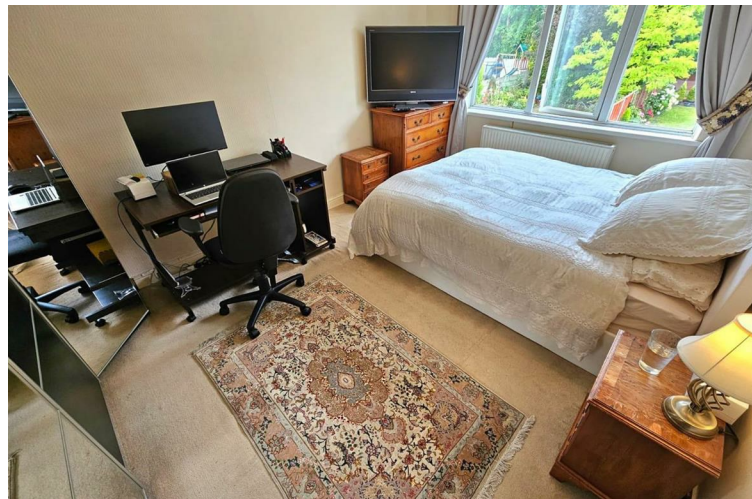
**Bedroom Three**

9'1" x 7'11" (2.79 x 2.43)

**Family Bathroom**

**Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold

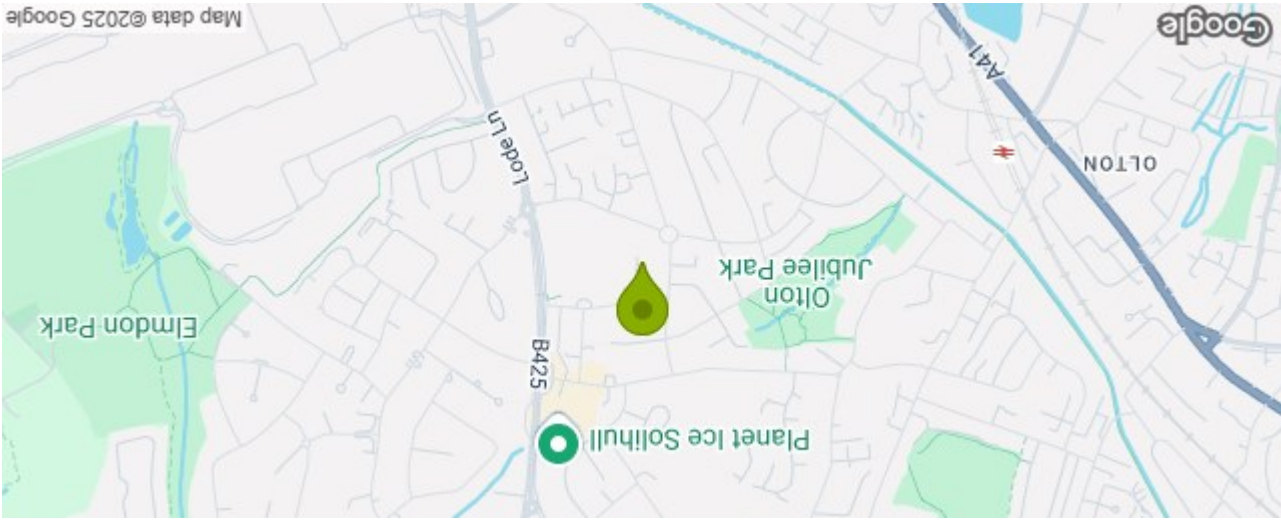
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 17/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 17/03/2025). 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.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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.

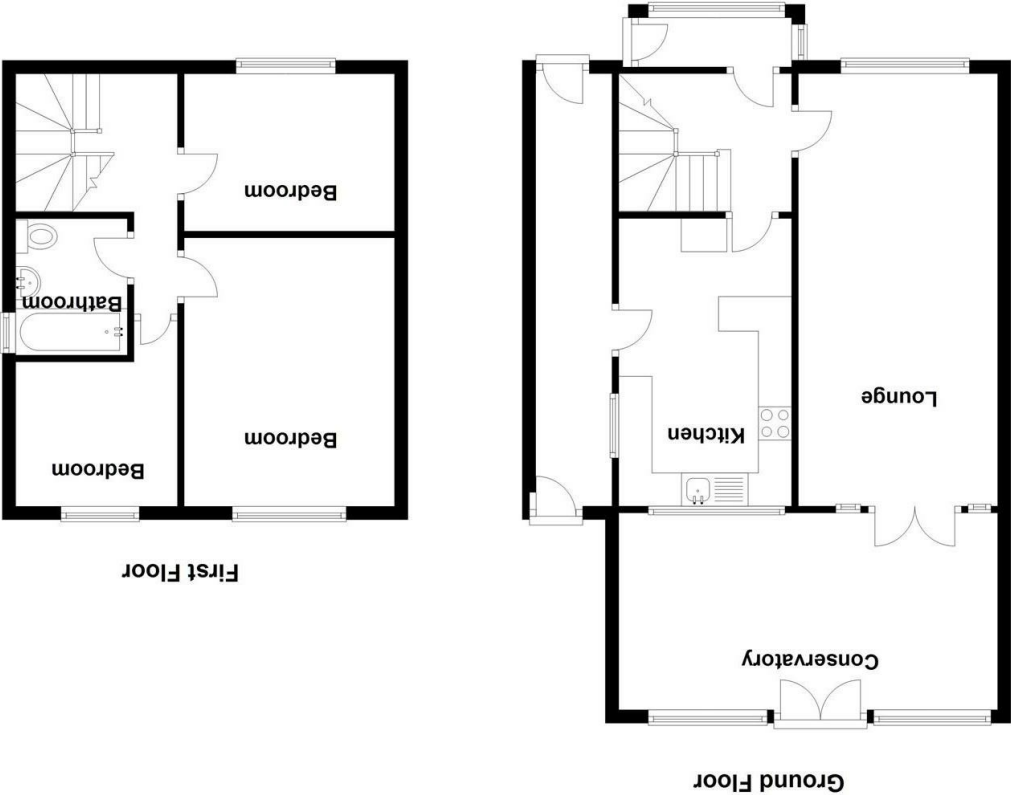
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		Potential
67		80
EU Directive 2002/91/EC		
England & Wales		

22 Westcote Close Solihull Solihull B92 8PL  
Council Tax Band: C

Total area: approx. 101.5 sq. metres (1092.8 sq. feet)



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.