



Danes
melvyn
ESTATE AGENTS

**Westcote Close
Solihull**

Offers In Excess Of £315,000

Description

A three bedrooned 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)

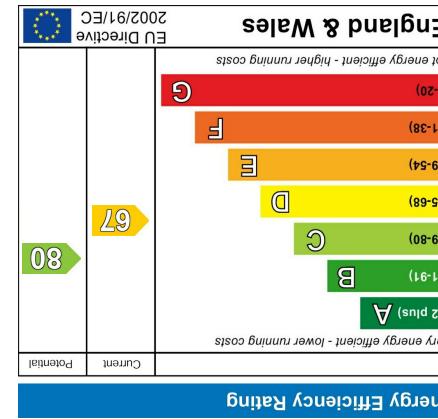
Family Bathroom

Private Rear Gardens

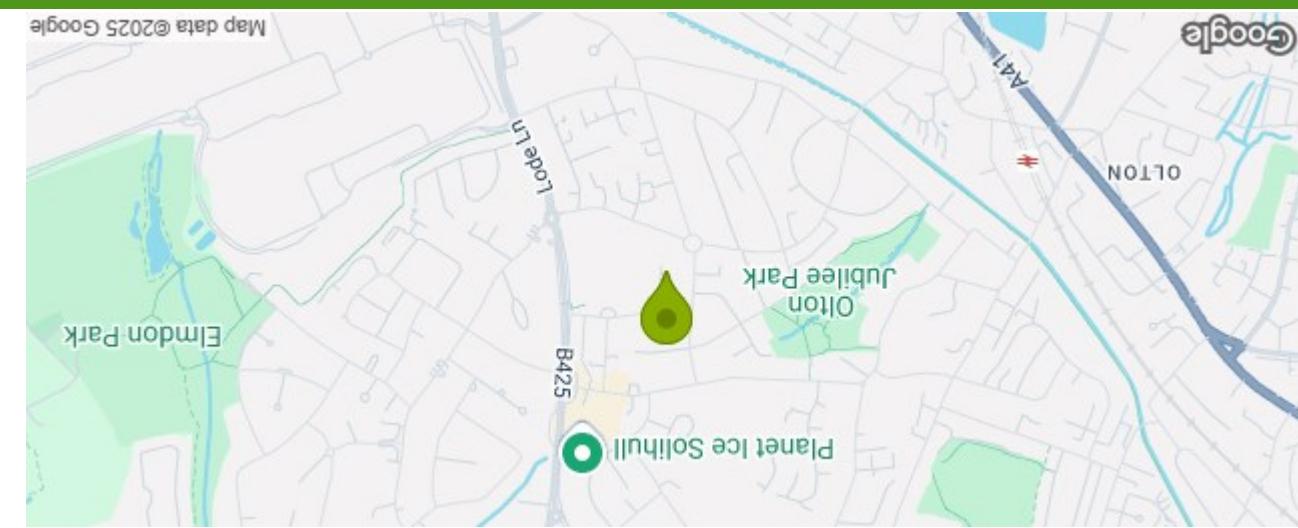
Off Road Parking



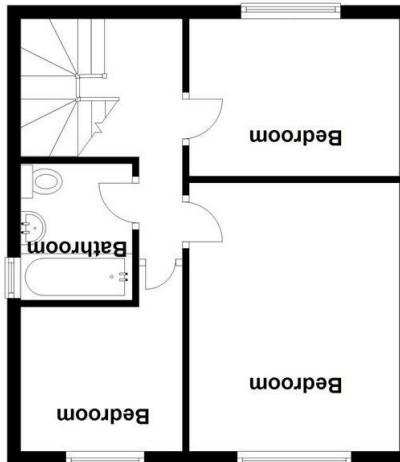
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



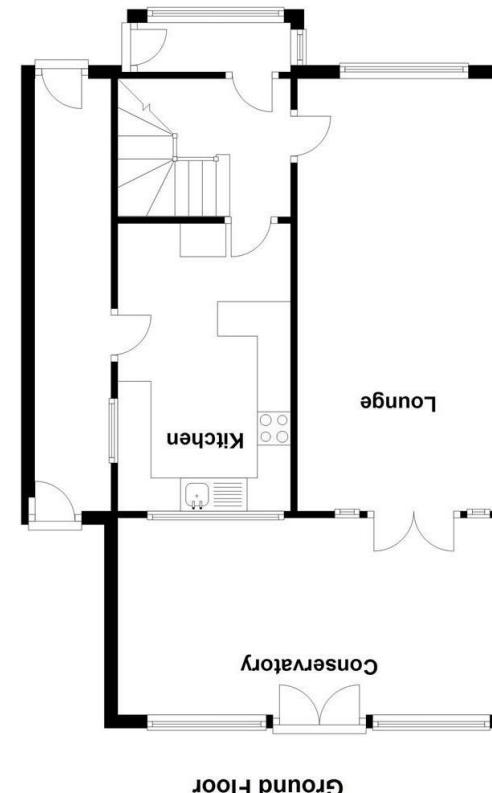
22 Westcote Close Solihull Solihull B92 8PL
Council Tax Band: C



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



First Floor



Ground Floor

delay in agreeing the sale.

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 reasonable time to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. Any use of these services which review publicly available information on companies and individuals, may misuse this from time to time. To avoid the need to request detailed identity information from intermediaries, we may use approved external services which review publicly available information on companies and individuals. Any individual, fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

CONSUMER PROTECTION FROM UNFAIR TRADING 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 verbal confirmation of all legal and factual matters and information from the seller. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verbal confirmation 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 or fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

VIEWING: By appointment only with the office on the number below.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.com.org.uk on 17/03/2025). Please note that actual services available may be different depending on the particular circumstances.

WIRELESS: By appointment only with the network outages.

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