



melvyn
Danes
ESTATE AGENTS

Valley Road

Solihull

Asking Price £350,000

Description

Valley Road leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial roads giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This 1930's semi-detached property is set back from the road behind a driveway leading to the UPVC front door allowing access into the accommodation which comprises of entrance porch, entrance hall with storage and access into the ground floor WC, front reception room with large bay window, living room with wall mounted feature fire place and access via double doors into the dining room. A bright room that links the kitchen and living space. The fitted kitchen is a great size split into two areas of the main kitchen and a utility area. The main kitchen is well fitted with a range of integrated appliances and access into the rear garden. Off the utility area is access into the converted garage making an ideal study or possible further improvement for a bigger utility area but still with the benefit of the front garage store. Ideal for bikes and bins etc.

To the first floor we have three bedrooms two of which are great sized double rooms and a further single. Off the landing is the good sized family bathroom offering a fully tiled and refitted suit with p shaped bath and thermostatic shower overhead.

To the rear we have a good sized garden with patio and decking and mainly laid to lawn with various storage options. to the front we have off road parking over a presentable tarmac driveway.



Accommodation

Entrance Porch

Entrance Hall

Sitting

10'6" x 9'9" (3.21 x 2.98)

Living Room

14'2" x 9'9" (4.34 x 2.98)

Second Reception/Dining Room

7'10" x 9'9" (2.40 x 2.98)

Fitted Kitchen + Utility Space

10'2" x 12'4" + 8'3" x 12'4" (3.10 x 3.78 + 2.53 x 3.78)

Converted Garage/Utility

9'3" x 6'0" (2.82 x 1.83)

Garage Store

10'11" x 6'0" (3.35 x 1.83)

Ground Floor WC

Bedroom One

9'5" x 9'9" (2.89 x 2.98)

Bedroom Two

10'5" x 9'9" (3.18 x 2.98)

Bedroom Three

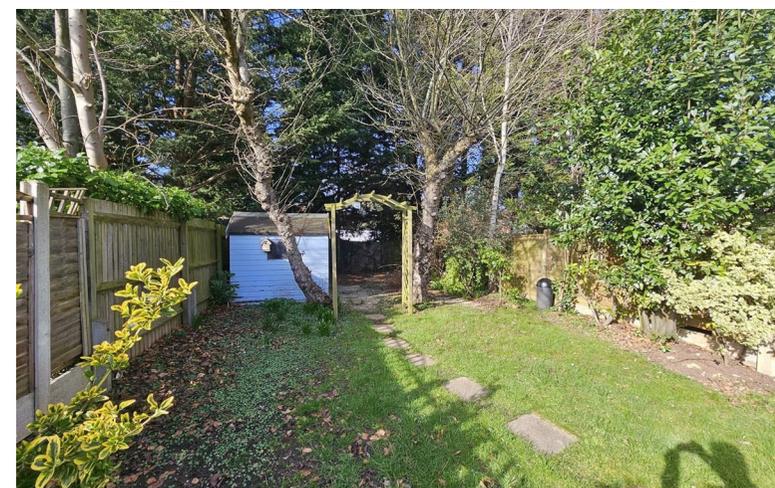
9'1" x 5'11" (2.79 x 1.82)

Bathroom

7'9" x 5'11" (2.38 x 1.82)

Private Rear Gardens

Off Road parking



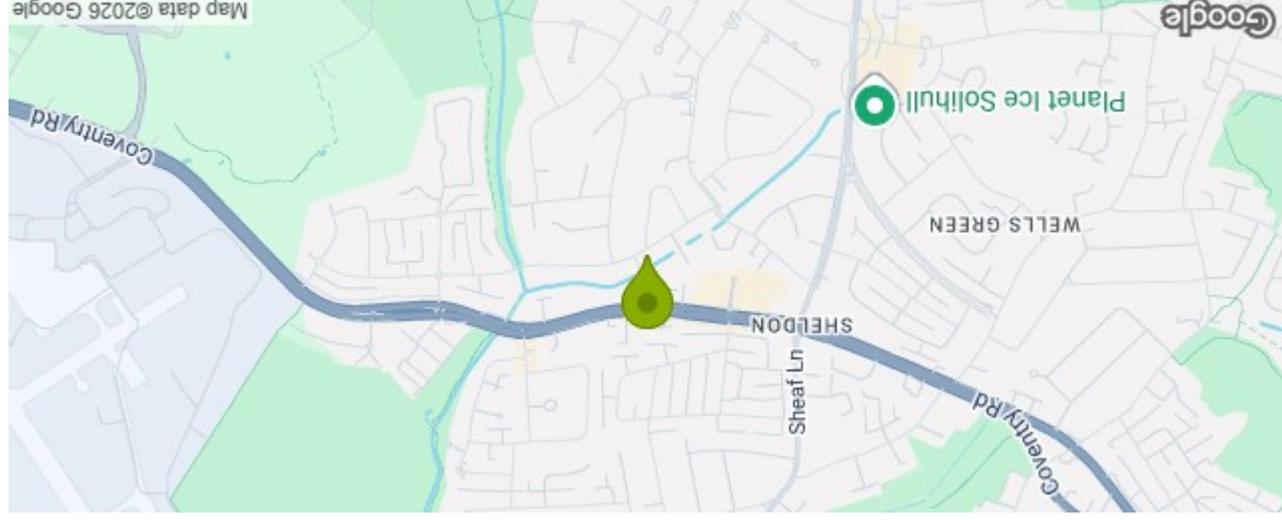
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 02/03/2025 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.

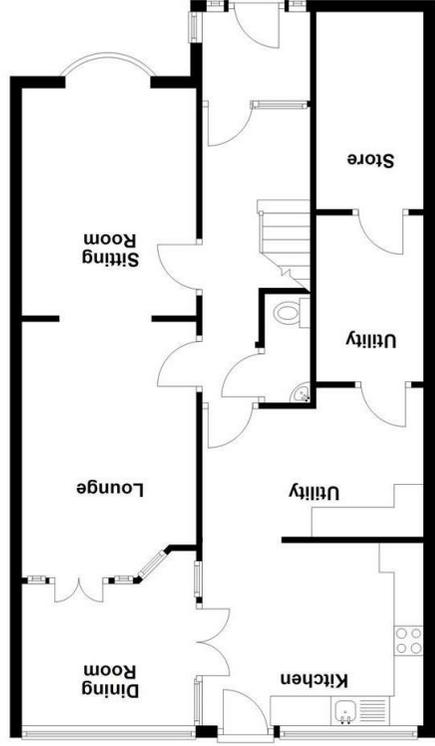
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



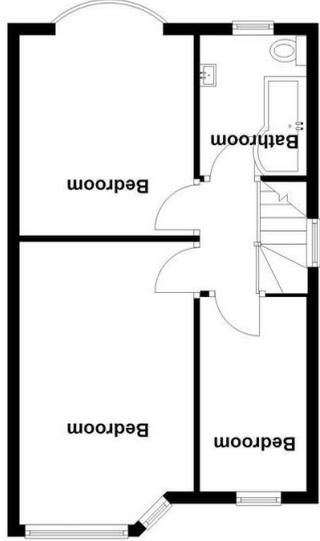
Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 64
Potential: 77

53 Valley Road Solihull B92 9AD
Council Tax Band: D



Ground Floor
Approx. 651.3 sq. feet



First Floor
Approx. 438.9 sq. feet

Total area: approx. 1290.2 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.