



melvyn
Danes
ESTATE AGENTS

Milcote Road

Solihull

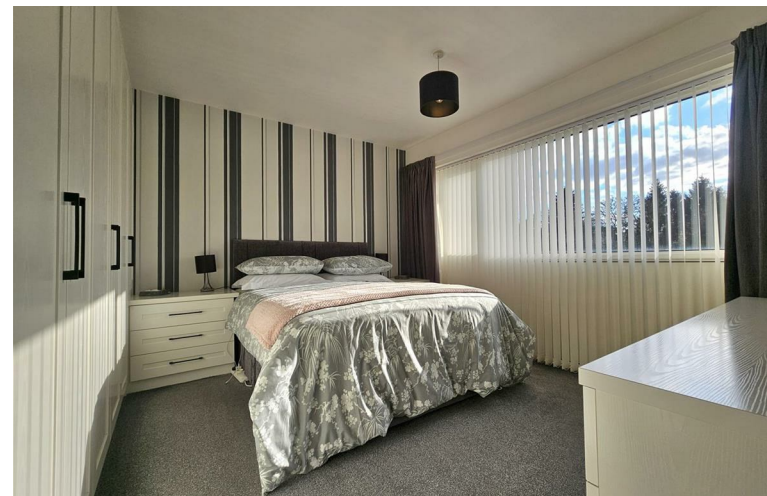
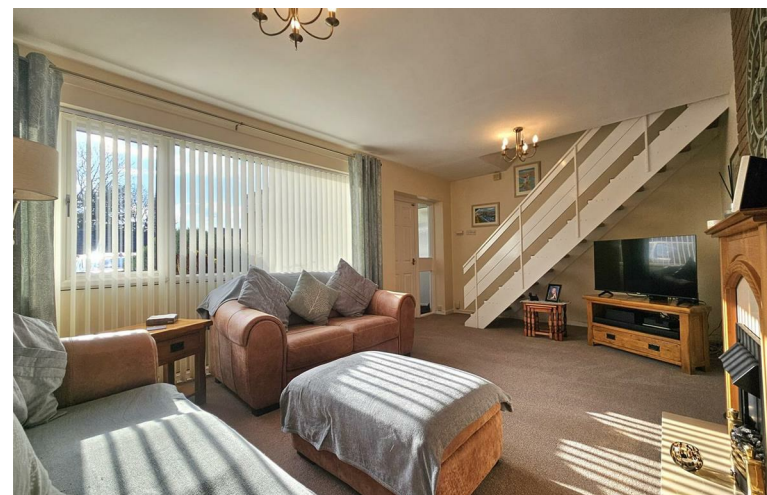
Offers In Excess Of £485,000

Description

Milcote Road leads indirectly off The Crescent which in turn joins Ashleigh Road. Ashleigh Road links Streetsbrook Road and the A41 Warwick Road, both arterial roads into the town centre of Solihull. The town centre offers a wide choice of shopping facilities and has a thriving business community together with its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Local shops can be found at nearby Dovehouse parade serving everyday needs and regular bus services operate along the A41 to both the town centre and the city centre of Birmingham, passing Olton Railway Station.

This end terraced property is set back from the road behind a drive way allowing parking for numerous vehicles and comprises of entrance porch, WC, large living room with open plan arrangement through to the dining room having sliding doors onto the patio. The kitchen has been recently fitted having a range of integrated appliances, ample storage and the added benefit of a laundry drying area. With access into the utility with a door onto rear patio and a door into the garage. To the first floor we have four bedroom the principal having an en-suite shower room and the second and third bedrooms benefitting from built in wardrobes and closest respectively. Having a family bathroom with 3 piece suit and loft access. To the rear we have a private garden with patio and garden shed and ample off road parking to the front.



Accommodation

Entrance Lobby

Ground Floor WC

Living Room

12'3" x 20'7" (3.74 x 6.29)

Dining Room

14'6" x 10'2" (4.43 x 3.10)

Kitchen

14'6" x 10'1" (4.43 x 3.09)

Utility

Garage

18'3" x 7'4" (5.57 x 2.26)

Bedroom One

11'8" x 13'7" (3.58 x 4.16)

En-Suite

Bedroom Two

15'0" x 12'7" (4.59 x 3.84)

Bedroom Three

14'2" x 7'4" (4.33 x 2.26)

Bedroom Four

12'7" x 7'4" (3.84 x 2.26)

Family Bathroom

Front And Rear Gardens

Off Road parking

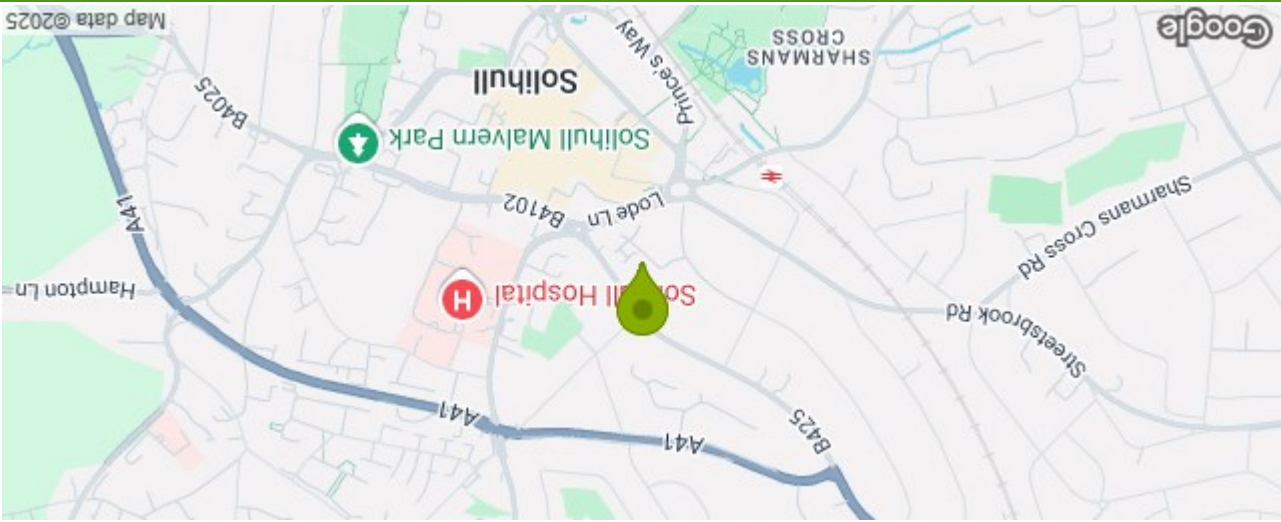


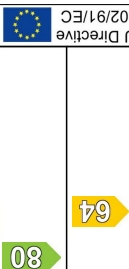
TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 10 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 18/03/2025. 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 dependant on the provider(data taken from checker.ofcom.org.uk on 18/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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



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

43 Milcote Road Solihull B91 1JN
Council Tax Band: E

Total area: approx. 147.8 sq. metres (1591.2 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.