

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

An aerial photograph of a two-story brick house with a grey tiled roof. The house has a central entrance with a small porch and a driveway on the right side. The property is surrounded by greenery, including trees and hedges, and is enclosed by a black metal fence. The sky is blue with some clouds.

Frankholmes Drive

Shirley

By Auction £450,000

Description

Frankholmes Drive forms one of the main connecting roads on the sought after Monkspath Development which leads directly from Monkspath Hall Road along which regular bus services operate to the town centre of Solihull.

Travelling away from Solihull along here one will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and 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.

Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. This line can also be accessed via Widney Manor Railway Station closer to the property. Hillfield Park is nearby by offering a vast area of public open space, duck pond and children's play area.

The property is set back from the road behind a driveway with side fore garden leading to the accommodation which comprises of, entrance hall, large front to back living room, dining room, fitted kitchen, rear lobby, utility, garage, ground floor WC.

To the first floor we have four bedrooms all with fitted storage with the principle room having the benefit of En-suite. Off the landing is the family bathroom and airing cupboard storage.

To the rear we have a good sized private garden mainly laid to lawn with various patio areas and bordered by panelled fencing.



Accommodation

Entrance Porch

Entrance Hall

Living Room

19'5" x 11'2" (5.94 x 3.42)

Dining Room

8'8" x 13'6" (2.66 x 4.12)

Kitchen

10'7" x 13'6" (3.24 x 4.13)

Lobby

Utility + Garage

17'7" x 9'7" + 17'7" x 8'3" (5.37 x 2.94
+ 5.37 x 2.52)

Guest WC

Bedroom One

12'0" x 10'6" (3.66 x 3.21)

En-Suite

Bedroom Two

10'1" x 11'5" (3.08 x 3.50)

Bedroom Three

7'4" x 13'8" (2.25 x 4.18)

Bedroom Four

9'3" x 8'0" (2.83 x 2.44)

Family Bathroom

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold

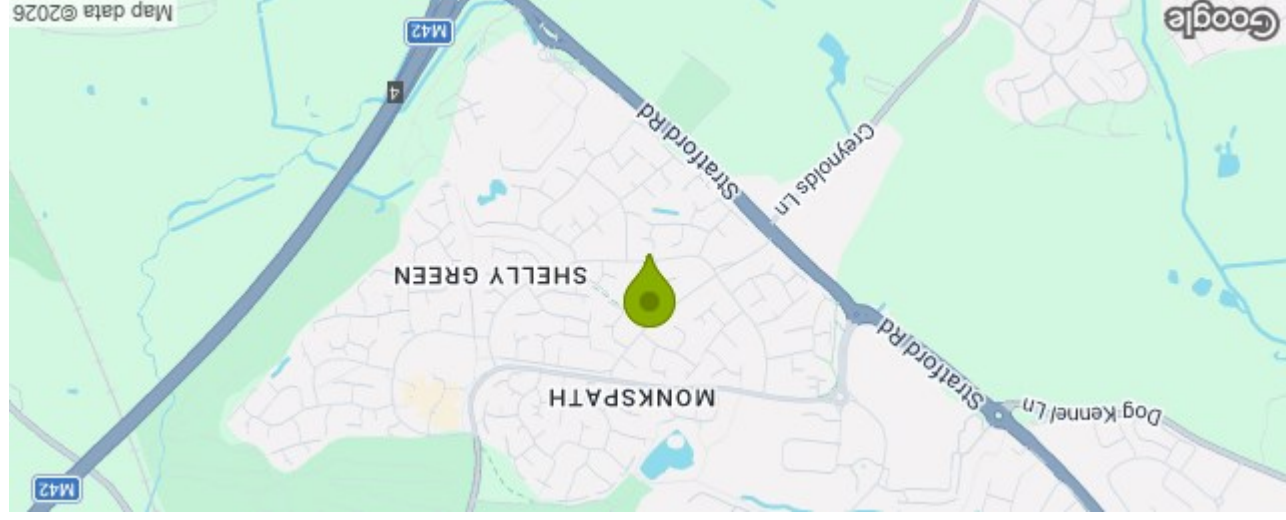
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 19/6/2025 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.

Auctioneer Comments

Offered via the Modern Method of Auction through Brookvale Auctions.
Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions 0121 8204113 / Auction@brookvale.uk
Completion required within 56 days of reservation form being completed. (subject to mortgage, affordability and survey).
A non-refundable 2% + VAT Reservation Fee (Or a minimum of £5000 + VAT) is payable in addition to the purchase price and is included in Stamp Duty calculations.



**16 Frankholmes Drive Shirley Solihull B90 4XE
Council Tax Band: F**

Energy Efficiency Rating	
Potential	79
Current	71

Energy Efficiency Rating	Band	Score Range	Cost Category
A	92 plus	(92-100)	Very energy efficient - lower running costs
B	81-91	(81-91)	
C	69-80	(69-80)	
D	55-68	(55-68)	
E	39-54	(39-54)	
F	21-38	(21-38)	
G	1-20	(1-20)	Not energy efficient - higher running costs

EU Directive 2002/91/EC

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.

