



Danes
melvyn
ESTATE AGENTS

Wichnor Road
Solihull

Asking Price £325,000

Description

Wichnor Road is a sought-after location that offers a peaceful ambience while remaining close to local amenities and transport links. Whether you're a young family, professional couple, or seeking a downsizing option, this house could be your perfect match.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 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.

Solihull town centre offers excellent shopping facilities and 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.

The accommodation is approached via a smart tarmac and block lined driveway that leads to the composite front door allowing access into the entrance hall which allows access to the first floor and all ground floor rooms. With smart wood effect flooring that flows throughout the ground floor leading into the good sized living room with over sized bay window, the kitchen breakfast room is beautifully fitted with a stylish kitchen and is completed by a range of quality integrated appliances and also has the benefit of a large breakfast bar and French doors onto the rear garden.

To the first floor we have three bedrooms, two of which are great sized double and a further single currently set up as a nursery. The bathroom is a good size offering a three piece suite with P shaped bath and shower over.

To the rear we have a smart landscaped garden with an imidiate patio that leads to a raised artificial lawn and further access onto the large raised deck, a real suntrap. The garden also has the benefit of a brick built garden store that could easily be converted into a more "useable" structure as it has power and lighting.

With off road parking over a smart driveway to the front making this an ideal property for a range of buyers.



Accommodation

Entrance Porch

Entrance Hall

Living Room

12'5" x 10'6" (3.81 x 3.21)



Kitchen/Breakfast Room

11'7" x 16'4" (3.55 x 4.98)

Bedroom One

12'5" x 10'6" (3.81 x 3.21)



Bedroom Two

11'7" x 10'6" (3.55 x 3.21)



Bedroom Three

8'1" x 5'5" (2.48 x 1.67)



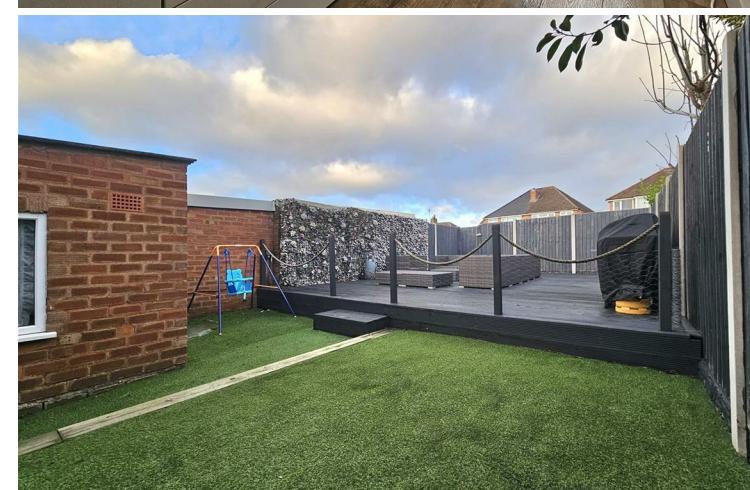
Bathroom

8'0" x 5'5" (2.46 x 1.67)

Brick Built Garden Store

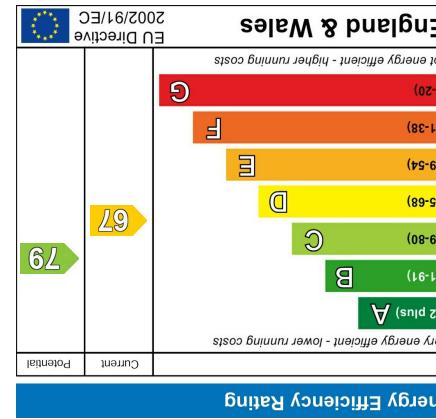
Landscaped Rear Gardens

Off Road Parking



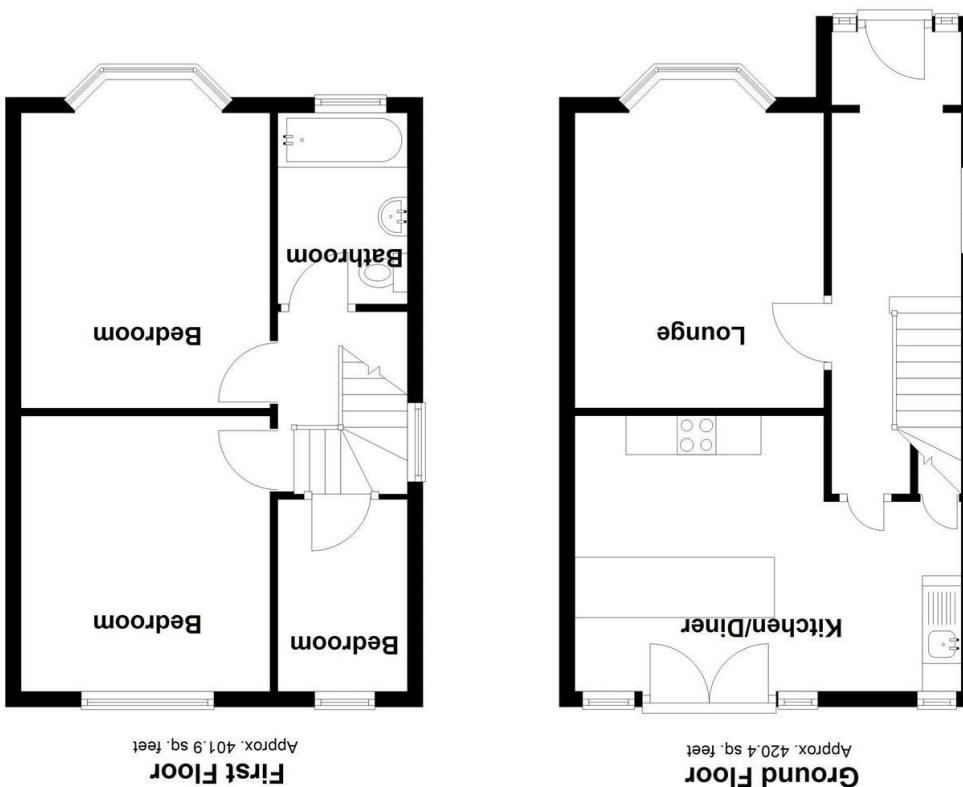
Contract.

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.



02 Wichenor Road Solihull B92 7PX

Total area: approx. 822.3 sq. feet



We may receive a commission payment for other services (known as a referral fee) for recommending providers of auxiliary services such as complementary health services and counseling. REFERRAL FEES: We may refer you to recommended providers of auxiliary services such as complementary health services and counseling.

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VIEW/BOOK: By appointment only with the office on the number below.
circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time of day. A speed test is carried out. The estimated fastest download speed currently achievable for the property is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 13/01/26. Actual service availability at the property or speeds received may be different.