



melvyn
Danes
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.

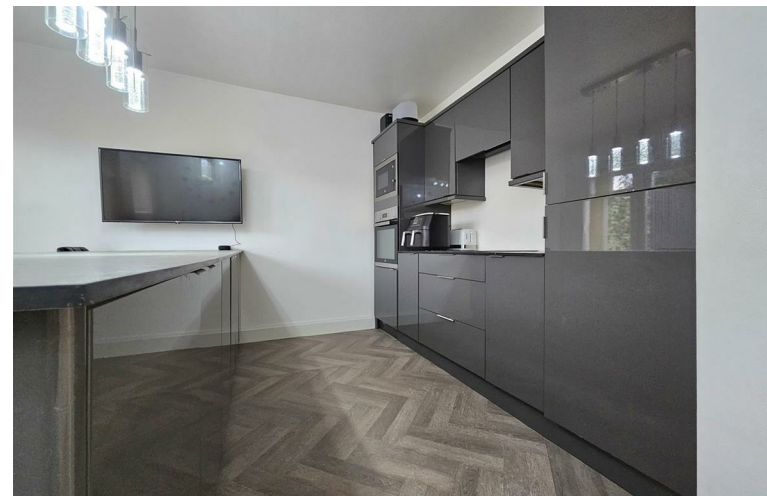
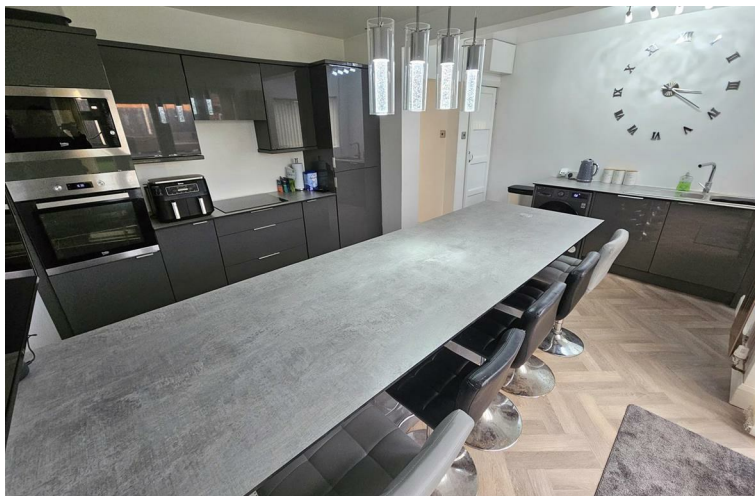
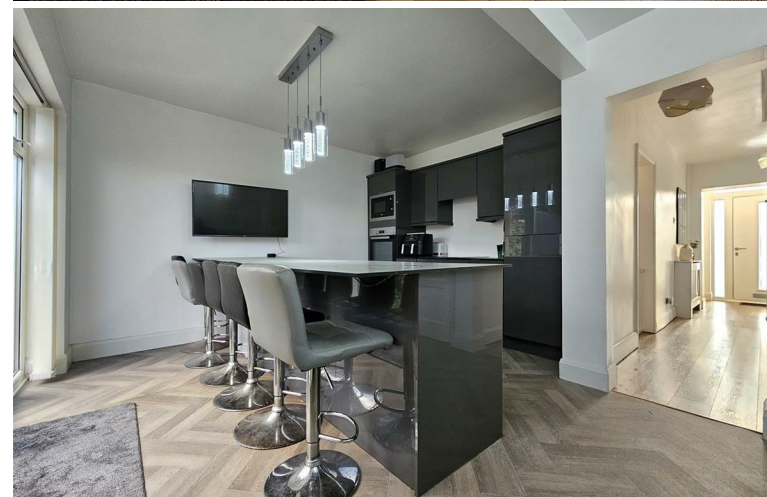
Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

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)

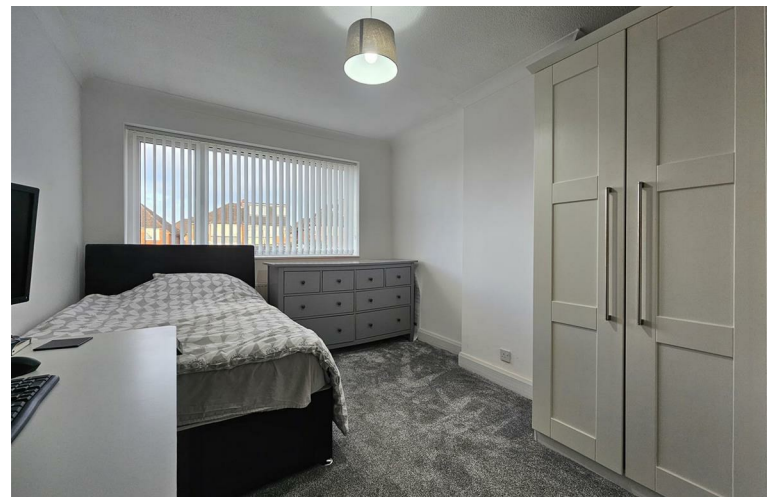
Bathroom

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

Brick Built Garden Store

Landscaped Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

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 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 13/01/26. Actual service availability at the property or speeds received may be different.

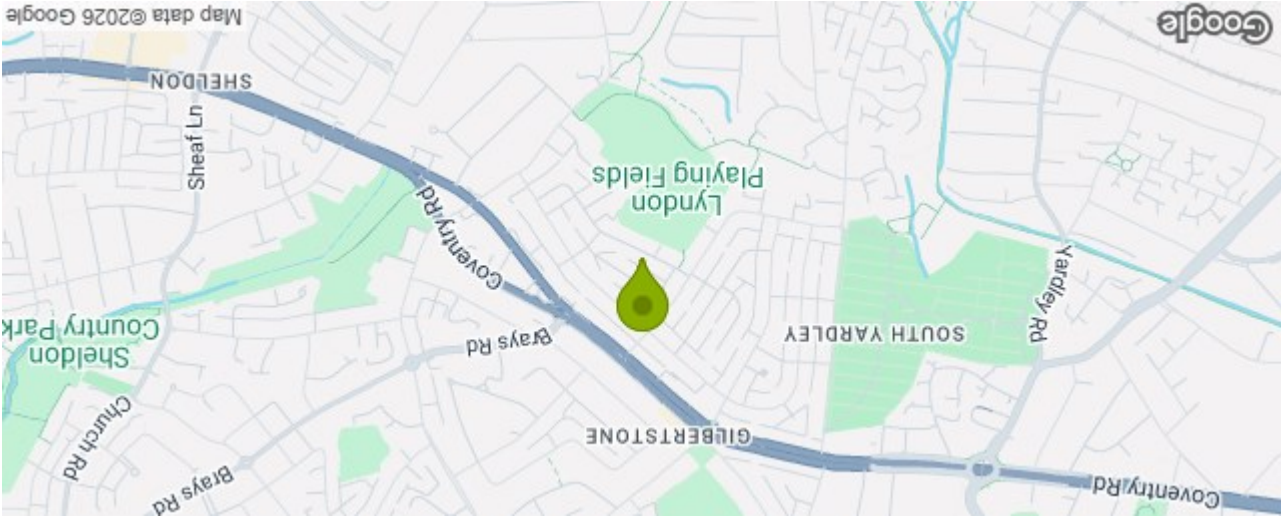
MOBILE: Please refer to checker.ofcom.org.uk for mobile coverage at the property. This can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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.

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 a purchase administration fee of £25 inclusive of VAT to cover these checks.

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.

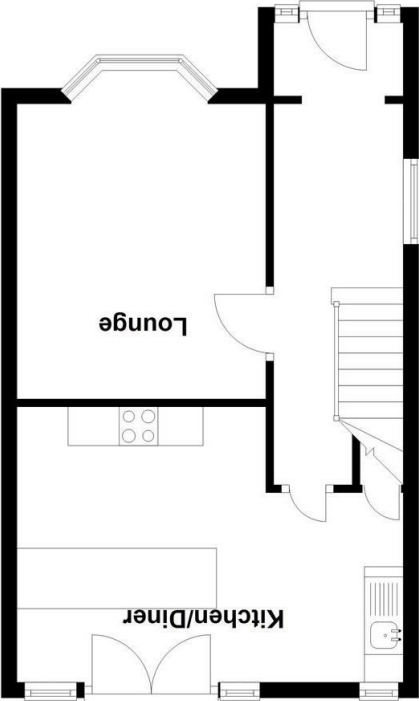


England & Wales		
Not energy efficient - higher running costs		
G (1-20)		
F (21-38)		
E (39-54)		
D (55-68)		
C (69-80)		
B (81-91)		
A (92 plus)		
Very energy efficient - lower running costs		
Potential	Current	
79	67	
EU Directive 2002/91/EC		

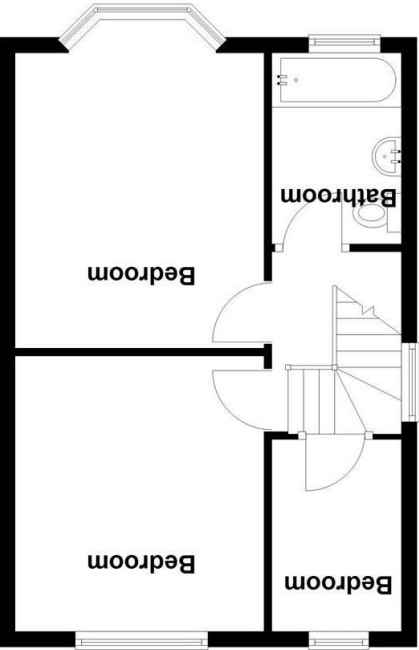
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

102 Wichnor Road Solihull Solihull B92 7PX
Council Tax Band: C

Total area: approx. 822.3 sq. feet



Ground Floor
Approx. 420.4 sq. feet



First Floor
Approx. 401.9 sq. feet