



melvyn  
**Danes**  
ESTATE AGENTS



Wichnor Road  
Solihull  
Offers Around £265,000

Wichnor Road leads from Marcot Road which in turn joins Wagon Lane which links to the A45 Coventry Road. Travelling in the opposite direction Wagon Lane leads, via Richmond Road, to the A41 Warwick Road where Olton Railway Station will be found.

The A41 gives access to the city centre of Birmingham, via Acocks Green, or in the opposite direction to the town centre of Solihull which has its own main line London to Birmingham railway station.

The A45 offers a variety of shopping facilities at the Wheatsheaf and there is easy access along here to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This extended semi-detached property which offers spacious family accommodation is set back from the road behind a tarmac driveway leading to



# ACCOMMODATION

## PORCH

Having single glazed door opening to

## HALLWAY

Having double glazed window to side aspect, ceiling light point, central heating radiator, stairs rising to first floor landing and door to lounge and

## DINING ROOM

14'10" into bay x 9'10"

Having double glazed bay window to front aspect, wall mounted lights, central heating radiator and electric fire

## LOUNGE

12'8" x 15'11"



Having double glazed French doors to rear garden with double glazed windows to either side, wall mounted lights, central heating radiator covered cornice to ceiling and door to



COUNCIL TAX BAND: C

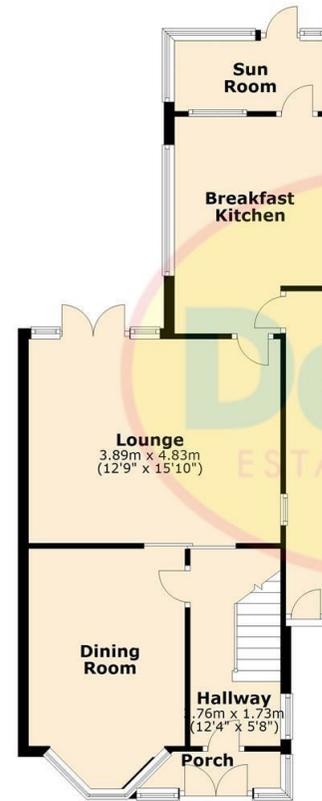
**TENURE** We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

**VIEWING**

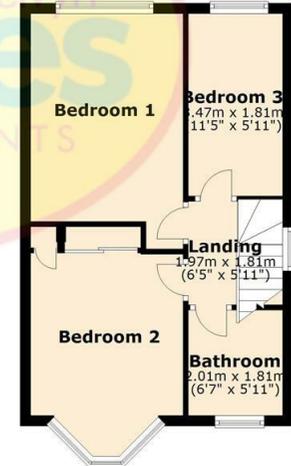
By appointment only please with the Solihull office on 0121 711 1712

**THE CONSUMER PROTECTION REGULATIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

**Ground Floor**



**First Floor**



**36 Wichnor Road Solihull Solihull B92 7PU**  
**Council Tax Band: C**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.