



melvyn
Danes
ESTATE AGENTS

Lyndon Road

Solihull

Asking Price £475,000

Description

Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style terraced house is ideally positioned for local amenities and schooling including Olton Primary and St Margaret's Church of England.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

This beautiful example of a Victorian terraced property has been finished to an excellent standard and offers flexible living stacked with period features. Its a real delight and must be viewed to appreciate.

The accommodation is immaculate throughout and comprises of large entrance porch, though entrance hall allowing access to all reception rooms, the first floor and the cellar. The first room is the front reception with large bay window, central fire place and heaps of original features such as picture rails, cornices and ceiling rose. The second reception is currently setup as a second sitting room but would but would make an ideal dining room with French doors onto the gardens, central fire place and plenty of charming features. The third reception is a through room to the kitchen and currently a charming dining room but could easily be opened up to create open plan kitchen dining. Having various original storage cupboards, double aspect window, quarry tiled floor and access into the kitchen which is well fitted with a range of integrated appliances, wall and base mounted units with worktop over and barn style door into the rear garden with further access into the utility, WC and shower room. The cellar offers a good space with better than average head height and is currently used for storage. This room could easily be converted into a more permanent space increasing the flexibility of the accommodation.

To the first floor we have four bedrooms, three of which are particularly generous doubles. Two of the doubles have a large bank of fitted wardrobes with the fourth bedroom currently used as a study offering built in shelving and plenty of space for a large desk. Having a long landing servicing all room with storage options and loft access.

To the rear we have a large garden with patio area and mature borders planted with shrubs and perennials and to the front there is ample off road parking on a resin drive way with a step leading to the accommodation entrance.



Accommodation

Entrance Porch

Entrance Hall

Living Room

15'2" x 13'10" (4.630 x 4.228)

Second Reception Room

13'10" x 13'4" (4.228 x 4.085)

Dining Room

10'6" x 14'4" (3.215 x 4.383)

Kitchen

7'3" x 10'6" (2.218 x 3.215)

Utility

9'2" x 4'7" (2.796 x 1.401)

Basement

14'1" x 14'9" (4.300 x 4.517)

Bedroom One

13'10" x 13'4" (4.228 x 4.081)

Bedroom Two

13'10" x 13'3" (4.228 x 4.051)

Bedroom Three

10'9" x 15'7" (3.294 x 4.772)

Bedroom Four

8'11" x 6'9" (2.737 x 2.064)

Bathroom

6'6" x 6'1" (1.991 x 1.864)

Private Rear Gardens

Off Road Parking



ENURE: We are advised that the property is freehold.

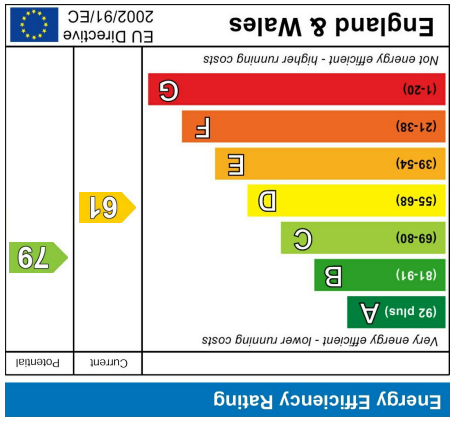
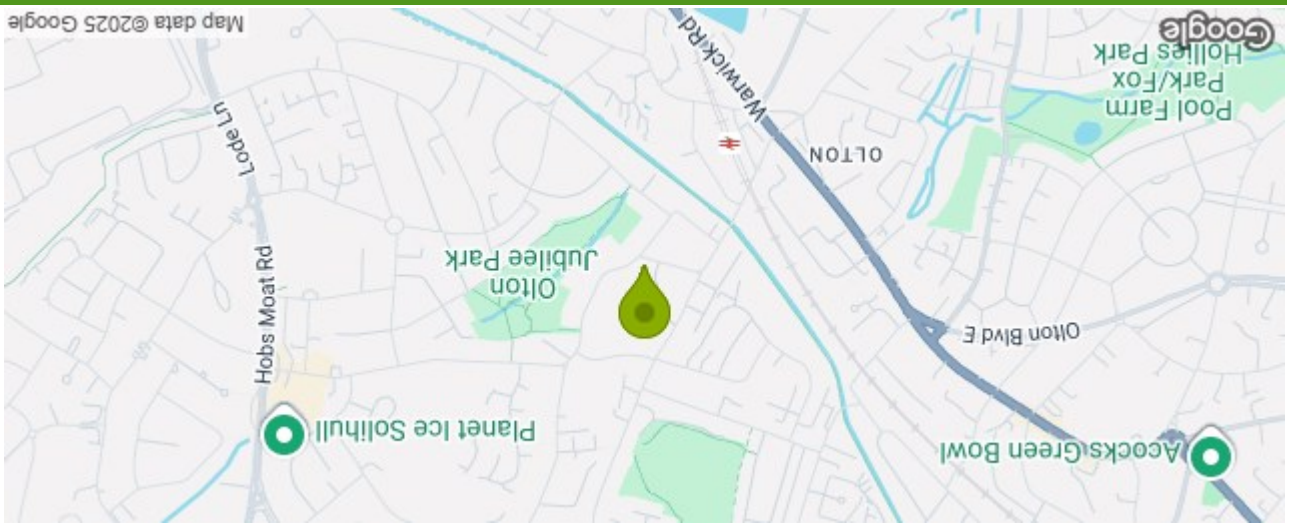
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 24/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

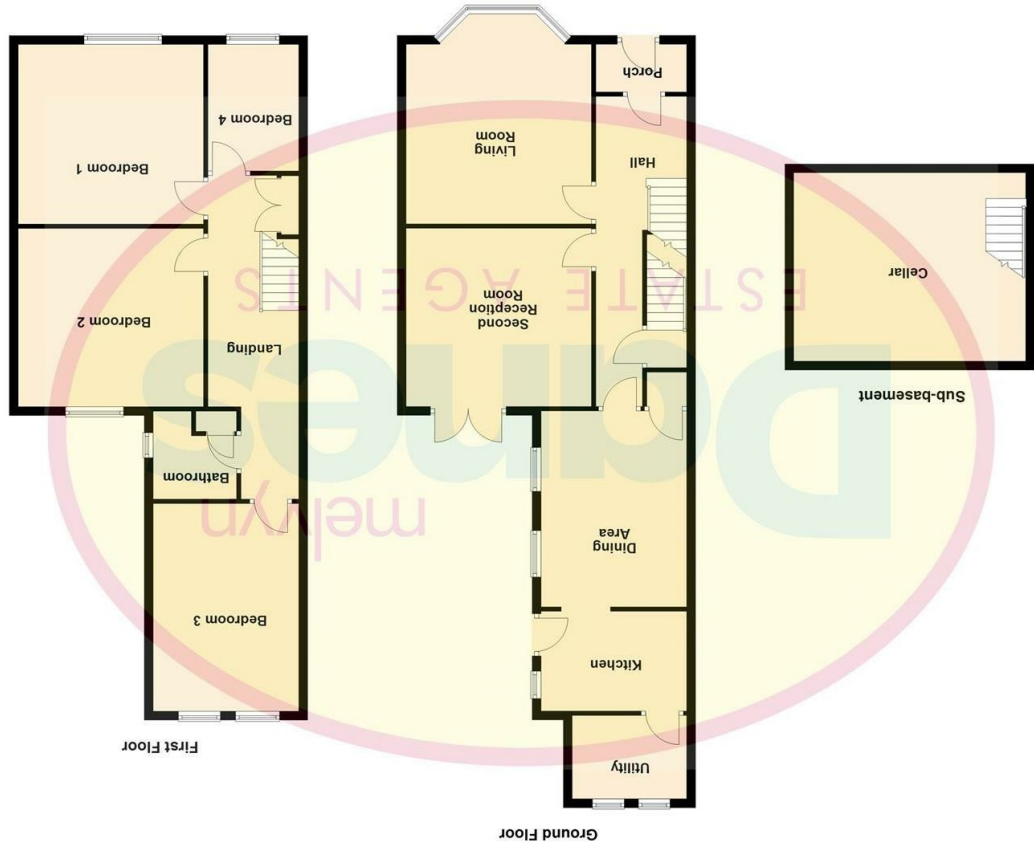
VIEWING: By appointment only with the office on the number below.

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39 Lyndon Road Solihull B92 7RE
Council Tax Band: D



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