



melvyn
Danes
ESTATE AGENTS

Yewhurst Road

Solihull

Offers Over £675,000

Description

Yewhurst Road a linking road between Prospect Lane and Woodlea Drive. Comprising of a mix of properties both traditional and modern. Adjoining Solihull Road and Streetsbrook Road, one of the main arterial roads leading into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Along Blossomfield Road are excellent school campuses and regular bus services operate towards Solihull and out towards the A34 Stratford Road in Shirley giving access to the city centre of Birmingham. Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This substantial family home is situated in the middle of the road and offers well proportioned accommodation and offers versatile living spaces with the additional benefit of extension potential (subject to planning permissions) or indeed the reconfiguration of the current accommodation to 'open up' some of the living space for the buyer seeking a more contemporary living space.

Set back from the road behind a front tarmacadam and block set driveway which provides parking for a number of vehicles and leads in turn to a UPVC double glazed door which opens to the porch and into the accommodation which comprises of entrance hall, dining room with glazed doors into the living room that has glazed sliding doors onto the private garden. fitted kitchen with a range of integrated appliances and larder storage with further access into the utility which offers ample utility storage and plumbing and access into the double garage and ground floor WC.

To the first floor we have four good sized bedrooms with various built in storage options and the family bathroom. With large landing space with a picture window to the front elevation.

To the rear we have large private gardens with mature planning and mainly laid to lawn and to the front there is ample off road parking for numerous vehicles.



Accommodation

Entrance Porch

Dining room

10'9" x 11'11" (3.29 x 3.64)

Living Room

12'5" x 16'2" (3.80 x 4.93)

Kitchen

9'5" x 12'5" (2.88 x 3.80)

Utility

Ground Floor WC

Double Garage

6'6" x 14'7" (2.00 x 4.45)

Bedroom One

12'5" x 11'11" (3.80 x 3.64)

Bedroom Two

10'9" x 11'11" (3.29 x 3.64)

Bedroom Three

13'9" x 9'3" (4.20 x 2.82)

Bedroom Four

9'5" x 9'1" (2.88 x 2.77)

Shower Room

Private Rear Gardens

Off Road Parking



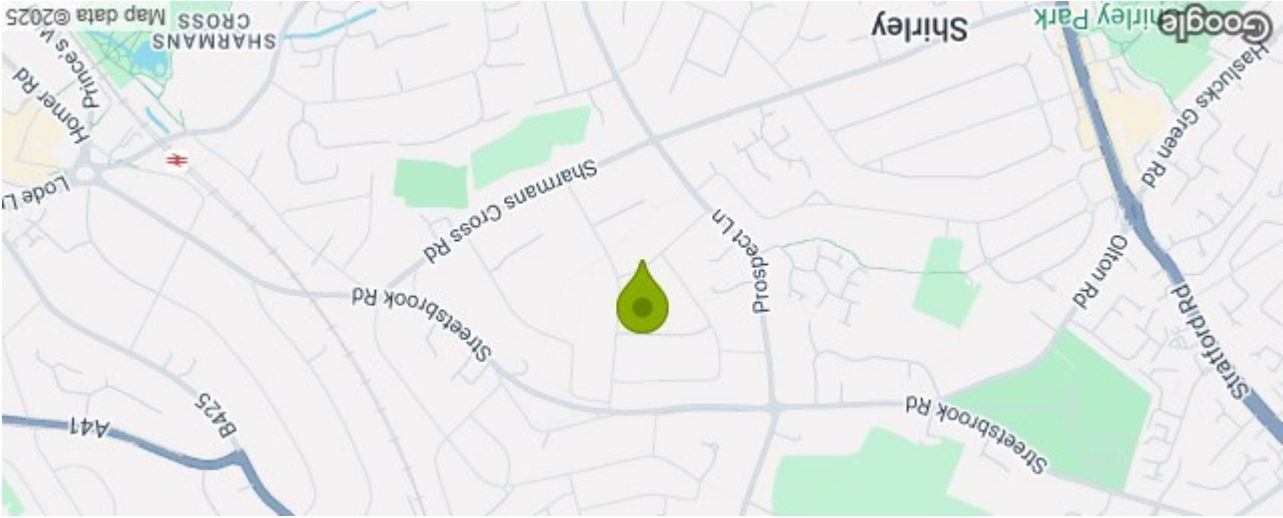
TENURE: We are advised that the property is freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 11/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

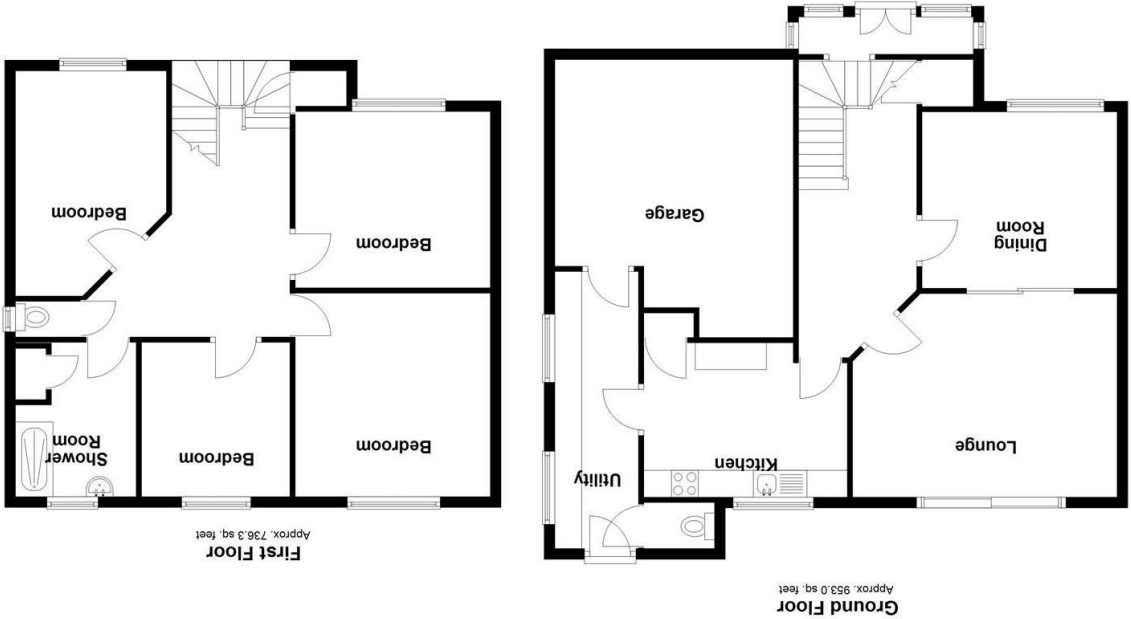
VIEWING: By appointment only with the office on the number below 0121 711 1712

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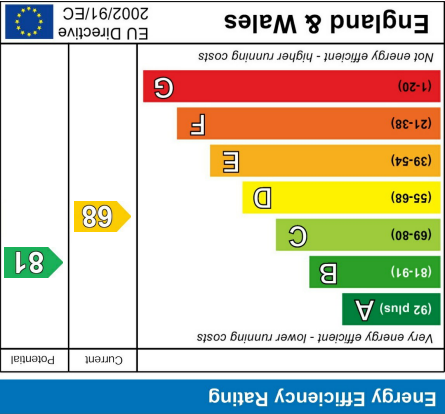
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



Total area: approx. 1689.3 sq. feet



30 Yewhurst Road Solihull B91 1PN
Council Tax Band: F



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.