



Jillcot Road, Solihull

Offers In Excess Of £300,000

- SEMI DETACHED
- EXTENDED
- PRIVATE REAR GARDENS
- CLOSE TO AMENITIES
- THREE BEDROOMS
- REAR WORK SHOP
- OFF ROAD PARKING
- POTENTIAL TO ADD VALUE

Jillcot Road is directly off Old Lode Lane. Old Lode Lane leadsoff Hobs Moat Road and joins Lode Lane. Regular bus services operate to the town centre of Solihull and Birmingham City Centre along Old Lode Lane or out to the A45 Coventry Road at the Wheatsheaf where one will find shopping facilities. There is also a local parade of shops at the junction with Hatchford Brook Road.

The A45 gives access to the city centre of Birmingham or travelling in the opposite direction along here one will come to Hatchford Brook golf course, National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There are further local shops in nearby Hobs Moat Road together with Solihull Ice Rink, a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

The property is set back from the road behind a paved driveway flanked on both sides by mature shrubs and fencing leading to the front entrance door allowing access into the entrance lobby with a further door into the accommodation which comprises of large open plan Living/Dining Room with feature fire place, an extended kitchen breakfast room with a range of integrated appliances, rear door onto the garden and access into a ground floor WC. Off the living dining room we have second reception accessed via sliding glazed doors with further access into the garden via sliding doors.

To the first floor we have three bedrooms two of which are particularly good sized doubles both of which have a range of fitted furniture and closed storage. the shower room has been extended and is fitted with easy access shower, wash basin and toilet with a small cupboard for storage.

The rear garden is private and mainly laid to lawn bordered by panelled fencing and mature shrubs and has access into the large workshop that has recently fitted power and lighting and also benefits from rear vehicular access.

The front offers ample off road parking on a block paved drive way.

ENTRANCE LOBBY

OPEN PLAN LIVING/DINING ROOM

20'9" max x 15'8" (6.345 max x 4.789)

KITCHEN/BREAKFAST ROOM

15'8" x 10'7" (4.785 x 3.227)

SECOND RECEPTION/SNUG

9'3" x 8'11" (2.821 x 2.738)

GROUND FLOOR WC

BEDROOM ONE

12'6" x 9'11" (3.833 x 3.045)

BEDROOM TWO

9'11" x 9'11" (3.034 x 3.040)

BEDROOM THREE

5'6" x 6'5" (1.684 x 1.975)

SHOWER ROOM

REAR WORKSHOP

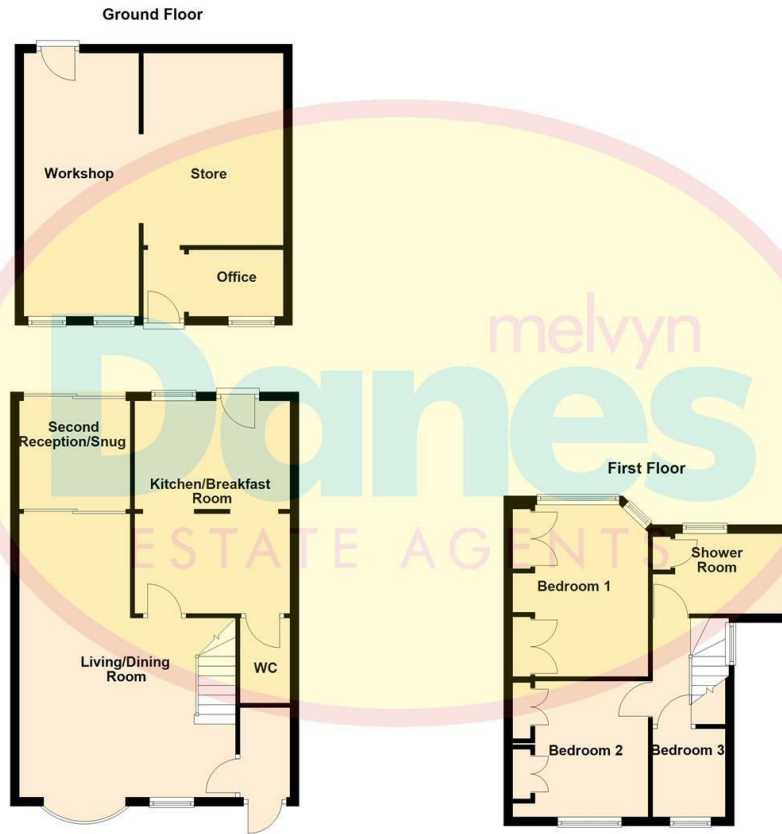
22'11" x 19'7" (6.990 x 5.994)

PRIVATE REAR GARDENS

OFF ROAD PARKING

FLOOR PLAN

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.



TENURE: We are advised that the property is Freehold

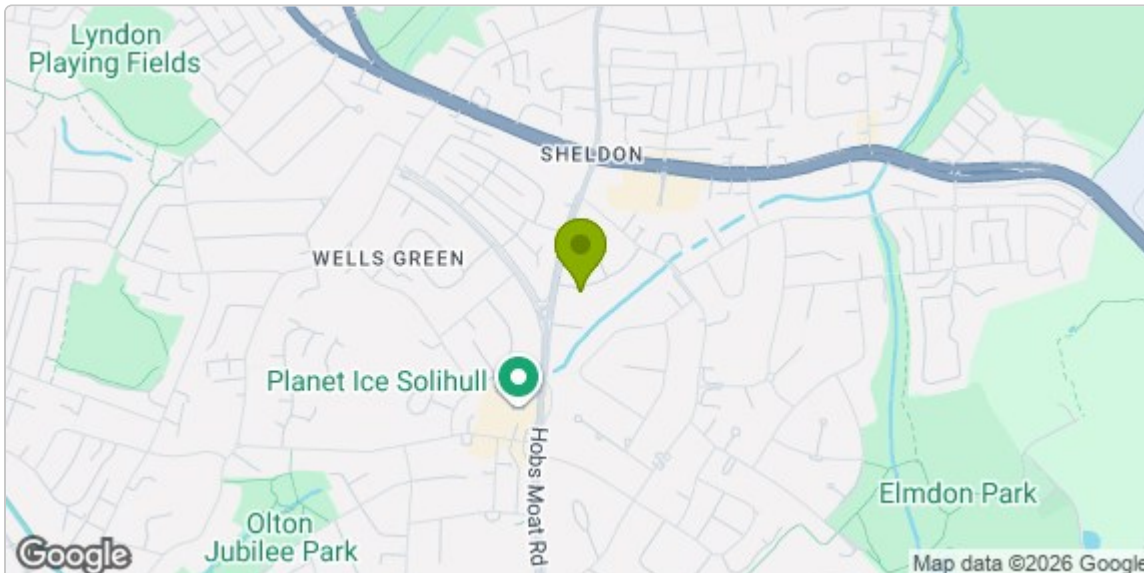
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/12/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 22/12/2025). 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

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



Full Postal Address:
12 Jillcot Road Solihull Solihull
B92 8JQ

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	74
England & Wales	EU Directive 2002/91/EC	