

melvyn
Danes
ESTATE AGENTS

Coverdale Road

Solihull

Asking Price £325,000

Description

Coverdale Road leads directly from Lyndon Road which is sited just off Richmond Road which leads to the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This traditional style semi-detached property is ideally positioned for local amenities and schooling. 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 and the LandFlight 630 bus serves Coverdale Road in Solihull, operating a circular route between Solihull Town Centre and Hall Green/Acocks Green.

A more comprehensive range of shopping facilities can be found along the A45 and regular bus services operate along here to the city centre of Birmingham and surrounding areas. The A45 gives access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42.

The A41 also offers regular bus services to Acocks Green Village and Solihull town centre where one will find an abundance of shopping facilities. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

The property is set back from the road on an elevated plot behind a paved driveway allowing parking for numerous vehicles and leads to the front porch entrance allowing access into the accommodation which comprises of entrance porch, entrance hall with storage and access into ground floor WC, front reception with bay window currently set up as a dining room, extended rear reception with feature fire place and large window over looking the sizable gardens, fitted kitchen with a range of integrated appliances with door into the double length garage.

To the first floor we have three bedrooms two of which are particularly good sized doubles and one of those has a bank of fitted wardrobes. The third bedroom is a good sized single. Off the landing is the family bathroom with airing cupboard and separate WC.

To the rear we have a generous garden mainly laid to lawn with mature shrub side borders. The garden is in two zones with a lower patio and lawn followed by an upper lawn area.

To the front we have paved drive way affording parking for numerous vehicles.



Accommodation

Entrance Porch

Living Room

14'6" x 11'1" (4.44 x 3.40)

Dining Room

10'5" x 11'1" (3.20 x 3.40)

Kitchen

13'8" x 7'0" (4.19 x 2.14)

Ground Floor WC

Garage

29'7" x 6'10" (9.02 x 2.10)

Bedroom One

12'10" x 11'1" (3.92 x 3.40)

Bedroom Two

11'1" x 11'1" (3.40 x 3.40)

Bedroom Three

8'8" x 7'0" (2.65 x 2.14)

Bathroom

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

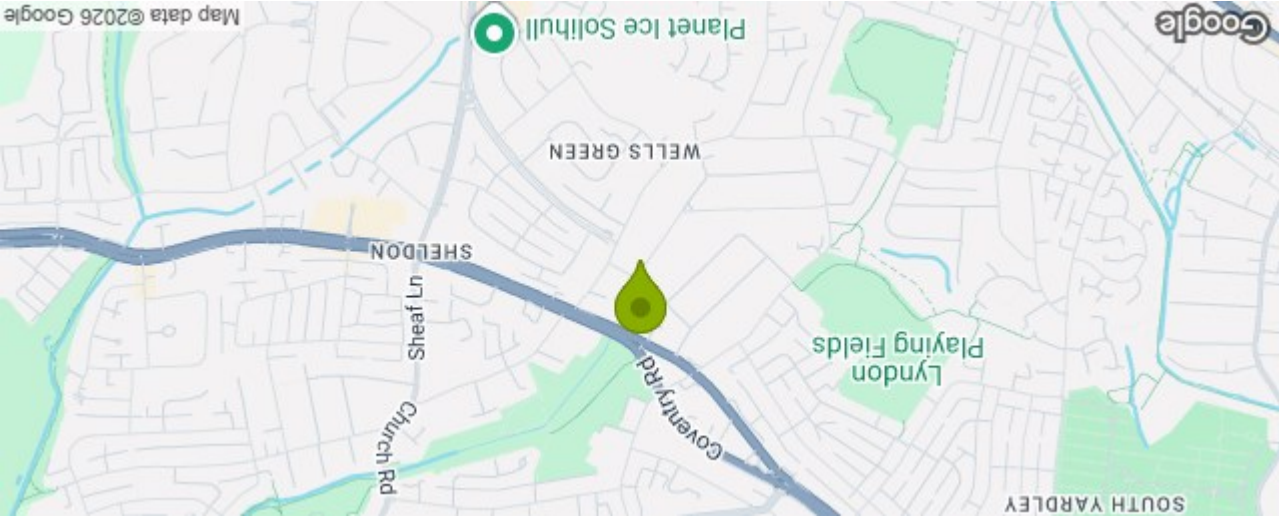
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/2/2025. 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 28/1/2025). 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 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.



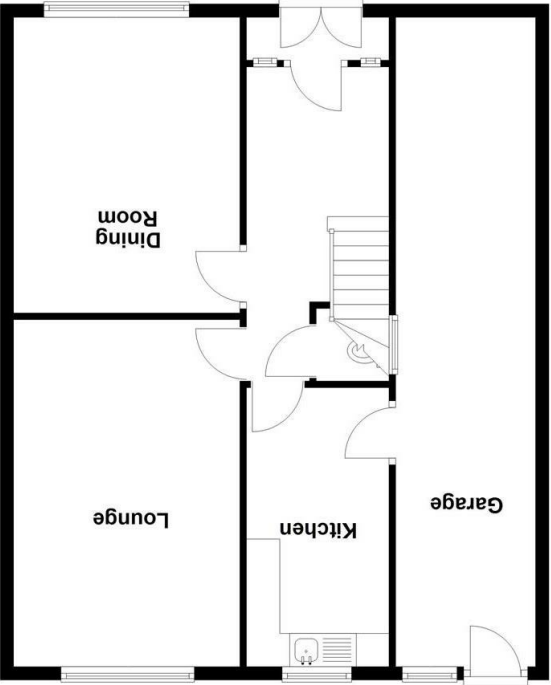
19 Coverdale Road Solihull B92 7NU
Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Potential		
Current		
78		
71		

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.

Total area: approx. 1322.8 sq. feet

Ground Floor
Approx. 853.3 sq. feet



First Floor
Approx. 469.6 sq. feet

