



melvyn
Danes
ESTATE AGENTS

Greyfort Crescent

Solihull

Asking Price £370,000

Description

Greyfort Crescent leads just off Castle Lane which in turn joins Lode Lane together with the A41 Warwick Road via Ulverley Green Road. Olton Railway Station is sited just off the A41 offering services to Birmingham and beyond. The A41 gives access to the town centre of Solihull, passing the popular Dovehouse parade of shops, or travelling in the opposite direction to the city centre of Birmingham, via Acocks Green.

Regular bus services operate along Castle Lane and Lode Lane to the town centre of Solihull or out to the A45 Coventry Road in Sheldon. The A45 also gives access to the city centre of Birmingham or travelling in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This traditional, extended three bedroom semi-detached house is set back from the road behind a large tarmac driveway allowing parking for several vehicles, leading to the garage doors and front door access into the accommodation which comprises of, entrance porch, entrance hall, front reception making an ideal dining room with large bay window and feature fire place, the rear reception has been extended and is set up as a living room with feature fire place and sliding doors onto the rear garden. Off the hall is further access into the extended fitted kitchen. Offering a range of integrated appliances, space for table and chairs, breakfast bar and access into the utility room fitted with storage and space for white goods. Off the utility is a ground floor shower room and access into the single garage and further access into the rear gardens.

To the rear we have a split level garden with a good sized patio with retaining wall and steps down to a large lawned area with panelled fencing and garden shed.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

10'5" x 13'2" (3.197 x 4.021)

Living Room

21'8" x 10'0" (6.620 x 3.055)

Kitchen/Breakfast Room

20'7" max x 8'5" max (6.298 max x 2.580 max)

Utility

20'7" x 4'6" max (6.278 x 1.384 max)

Ground Floor Shower Room

Bedroom One

10'0" x 13'7" (3.055 x 4.154)

Bedroom Two

10'2" x 14'3" (3.121 x 4.346)

Bedroom Three

10'3" x 6'11" (3.140 x 2.128)

Bathroom

8'4" x 7'3" (2.551 x 2.214)

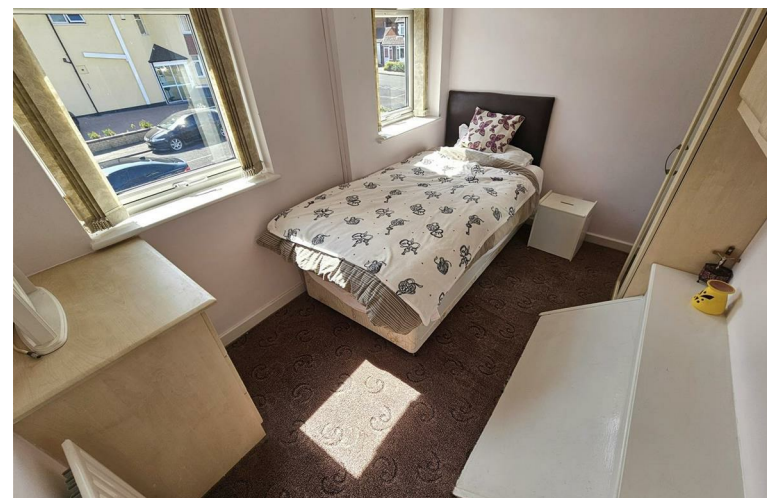
Toilet

Single Garage

7'0" x 15'5" (2.139 x 4.70)

Private Rear Gardens

Off Road Parking



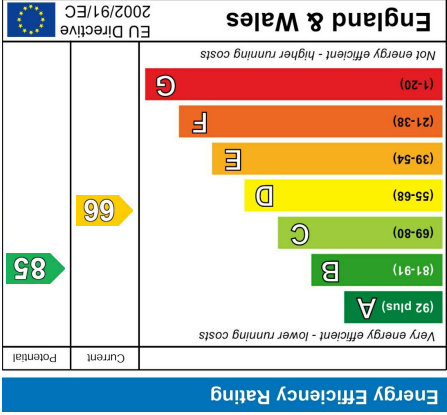
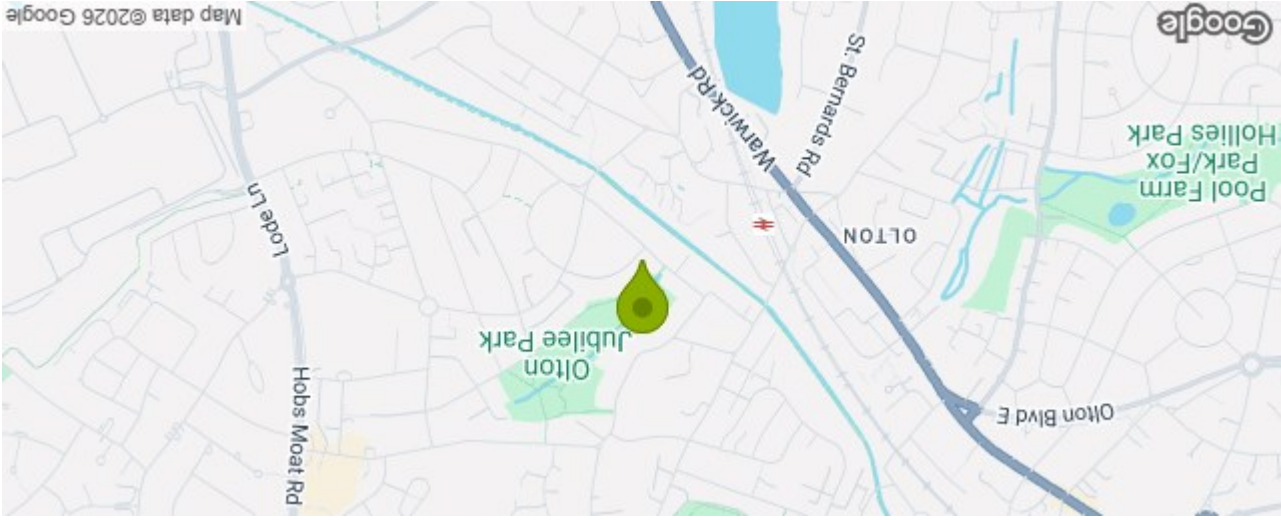
TENURE: We are advised that the property is Freehold

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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 24/7/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



5 Greyfort Crescent Solihull Solihull B92 8DN
Council Tax Band: D

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.

