



**Danes**  
melvyn  
ESTATE AGENTS

**Campden Green  
Solihull  
Asking Price £140,000**

## Description

Campden Green leads off Melton Avenue just off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

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

This ground floor maisonette with rear garden is located over looking the green and is accessed via a path between mature hedges to the front entrance door leading into the accommodation which comprises of, entrance hall with storage cupboard, living/dining room, double bedroom, inner lobby with storage, bathroom, kitchen with door onto rear gardens.

The accommodation would benefit from a scheme of works but that has been reflected in the guide price.



## Accommodation

**Entrance Hall**

**Living/Dining Room**

15'4" x 11'5" (4.680 x 3.497)

**Bedroom**

11'5" x 8'8" (3.495 x 2.655)

**Inner Hall**

**Bathroom**

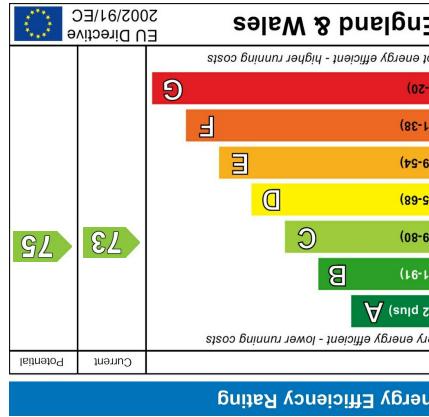
5'9" x 6'5" (1.770 x 1.976)

**Kitchen**

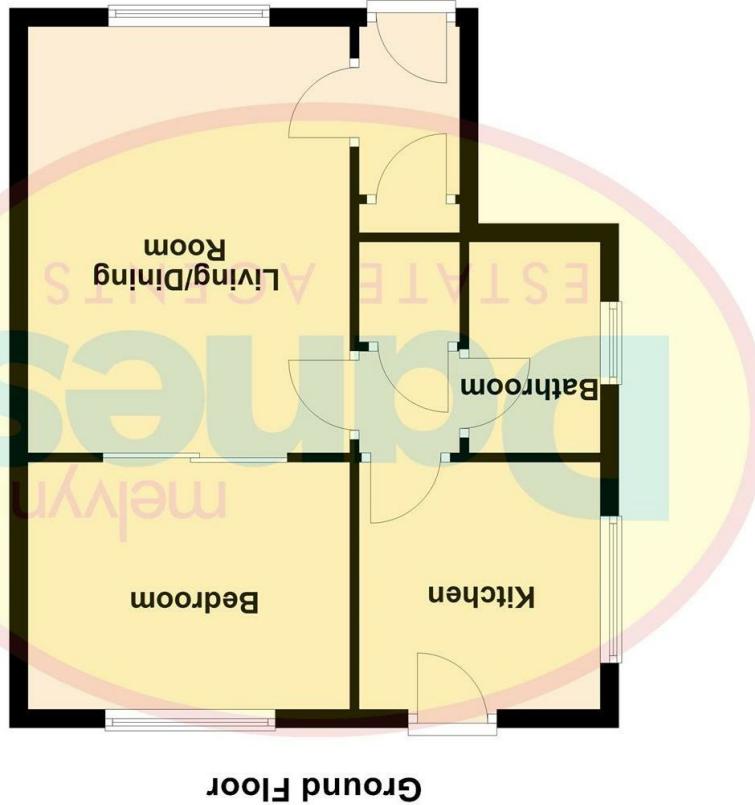
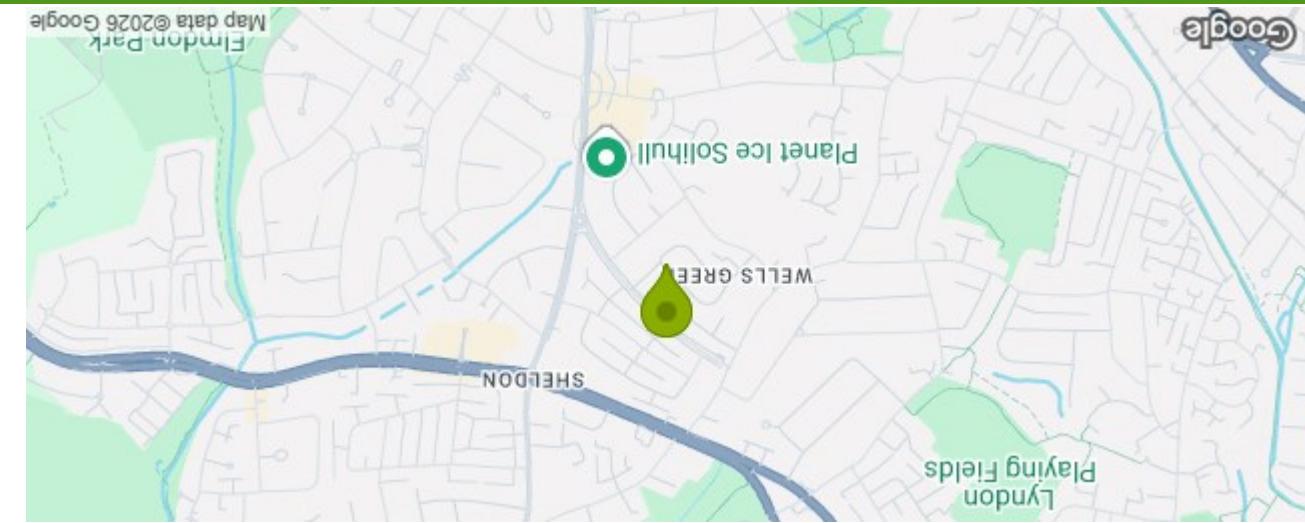
8'3" x 9'5" (2.530 x 2.882)

**Rear Gardens**





98 Campden Green Solihull B92 8HQ  
Council Tax Band: A



MONY LANDLORDING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and obligate to use the services of the recommended provider.

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.

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

MOBILE: Please refer to checker.com or uk for mobile coverage at the property. This 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.

BROADBAND: We understand that the standard broadband speed at the property is around 8 Mbps, however please note that results will vary depending on the time the speed test is carried out. The estimated fastest download speed available for the property code area is around 1800 Mbps. Data taken from checker.com or uk on 21/01/26. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is leasedhold with 88 years remaining.

PROPERTY POST CODE: Please refer to checker.com or uk for mobile coverage at the property. This can vary depending on the particular circumstances, precise location and network outages.