



melvyn
Danes
ESTATE AGENTS



Description

Keswick Road leads indirectly off Wagon Lane which leads to both the A45 Coventry Road and the A41 Warwick Road via Richmond Road. Along the the A45 there is a wide choice of shopping facilities and restaurants and regular bus services operate to the city centre of Birmingham.

Travelling away from Birmingham along the A45 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.

At the other end of Richmond Road is the A41 Warwick Road where Olton Railway Station will be found offering services to Birmingham and beyond. The A41 also gives direct access into Solihull town centre passing the popular Dovehouse parade of shops.

The property is set back from the road behind paved driveway bordered by dwarf brick wall allowing access to the front door leading into the accommodation which comprises of large entrance porch, entrance hall allowing access to all ground floor rooms, dining room with bay window and gorgeous exposed floor boards, living room with French doors onto garden, extended and fully fitted kitchen with a range of integrated appliances and French doors onto the rear garden and also a door into a fitted utility with another door onto rear garden, ground floor WC, ground floor double bedroom/study. To the first floor we have four bedrooms three of which are generous doubles, family bathroom with vaulted ceiling, skylight and a four piece suit. To the rear we have good sized garden with attractive sandstone patio, garden shed all bordered by panelled fencing.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

11'1" x 12'1" (3.39 x 3.69)

Living Room

17'3" x 12'1" (5.28 x 3.69)

Kitchen

12'5" x 10'6" (3.80 x 3.21)

Ground Floor Bedroom/Study

10'10" x 6'5" (3.31 x 1.97)

Utility

6'5" x 8'9" (1.97 x 2.68)

Ground Floor WC

Bedroom One

11'1" x 12'1" (3.39 x 3.69)

Bedroom Two

11'2" x 12'1" (3.42 x 3.69)

Bedroom Three

12'5" x 10'6" (3.80 x 3.21)

Bedroom Four

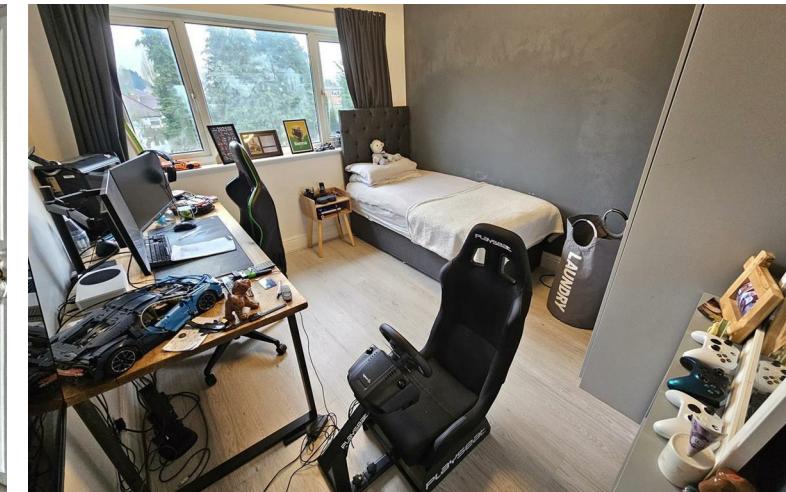
8'5" x 6'5" (2.57 x 1.98)

Family Bathroom

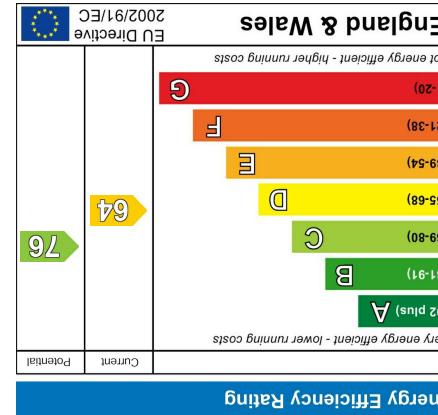
6'5" x 9'4" (1.98 x 2.86)

Rear Garden

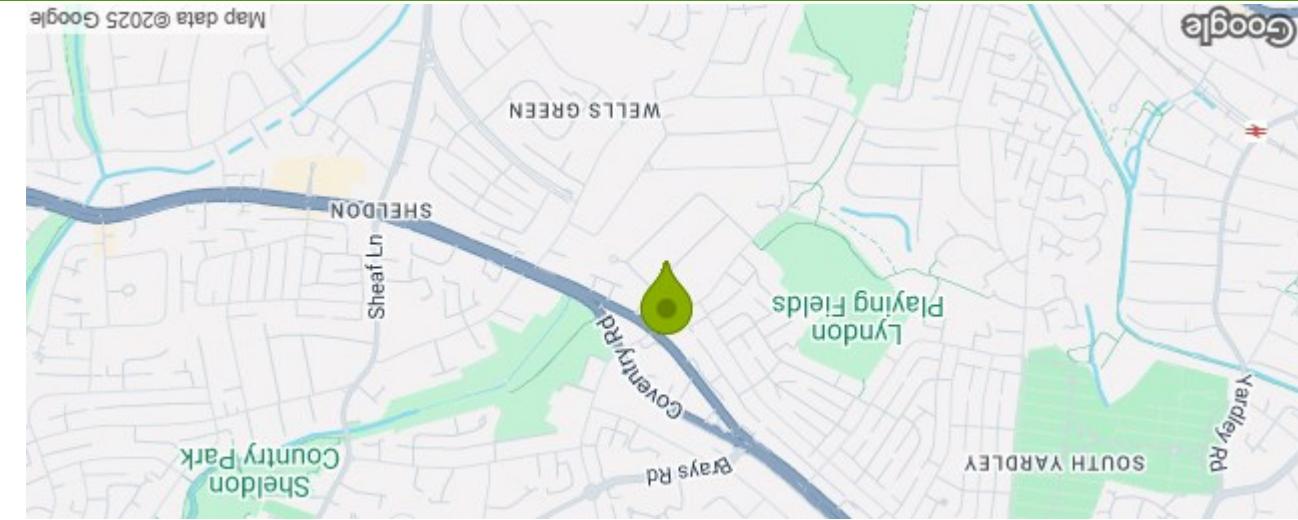
**Front Garden With Off Road
Parking**



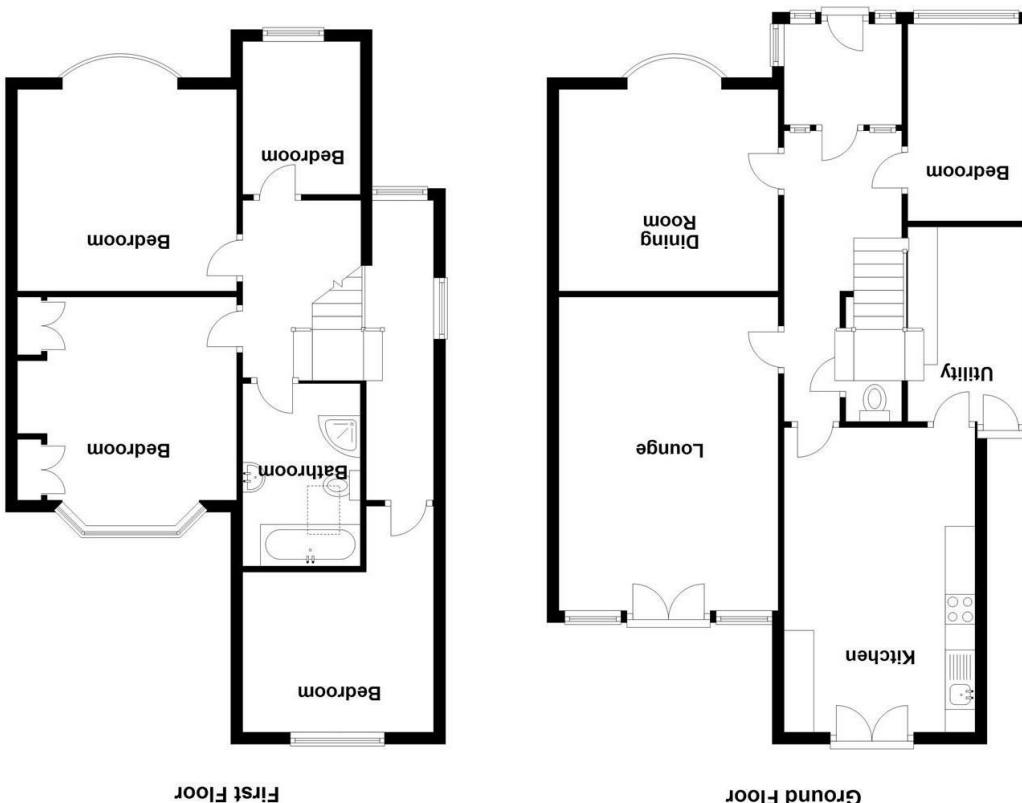
Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Council Tax Band: D
20 KESWICK Road Solihull B92 7PH



Total area: approx. 136.0 sq. metres (1463.5 sq. feet)



MONKEY 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 individual purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should these checks, for any reason, fail adequately to confirm identity, we may have to ask for identification evidence, if you do not provide satisfactory evidence or information within a reasonable time. However, for you and we would seek for you to co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION FROM UNFAIR TRADING 2008: 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 written confirmation of all legal and factual matters and information from the seller. Licenced 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 or services mentioned and do not by these particulars or otherwise warrant that they are in working order.

VIEWING: By appointment only with the office on the number below 0121 711 1712
MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 14/2/25). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BROADBAND: We understand that the standard broadband download speed at the property is around 16 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 14/02/2024. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold