

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of the front garden of a two-story brick house. The house has a dark brown tiled roof and a white dormer window. The front garden is filled with various plants, including a large green bush, several blue pots with yellow flowers, and a black metal fence. The house number "18" is visible on the wall next to the white front door.

Quinton Close
Solihull
Asking Price £300,000

Description

A chain free three bedroomed semi detached property in a popular area of Solihull. With single garage, good sized private garden and off-road parking the property is the full package. Requiring a scheme of cosmetic works but benefiting from three reception rooms; particularly strong ground floor accommodation.

Quinton Close is off Gaydon Road, off Ventnor Road which leads indirectly off Old Lode Lane. The property close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where there is a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroomed semi detached property situated behind a large driveway allowing parking for numerous vehicles and fore garden leading to the front door. The accommodation offers flexible living and the potential too add value and comprises of, entrance porch, entrance hall, fitted kitchen, dining room, living room with fire place and doors onto the conservatory and further access into the large study and single garage. To the first floor we have three bedrooms with various fitted storage option and the family bathroom.

Having good sized private rear gardens with shed and greenhouse and bordered by shrubs and panelled fencing and large central lawn with mature planted beds.



Accommodation

Entrance Porch

Entrance Hall

Kitchen

6'5" x 9'6" (1.963 x 2.911)

Dining Room

6'8" x 17'6" (2.050 x 5.338)

Living Room

17'10" x 12'6" (5.461 x 3.821)

Study/3rd Reception

19'6" x 7'11" (5.949 x 2.424)

Garage

16'10" x 7'11" (5.143 x 2.424)

Conservatory

17'5" x 9'8" (5.328 x 2.964)

Bedroom One

14'2" x 9'10" (4.320 x 3.016)

Bedroom Two

9'10" x 11'2" (3.019 x 3.411)

Bedroom Three

10'0" x 6'11" (3.058 x 2.128)

Bathroom

7'8" x 6'8" (2.350 x 2.033)

Private Rear Gardens

Off Road Parking



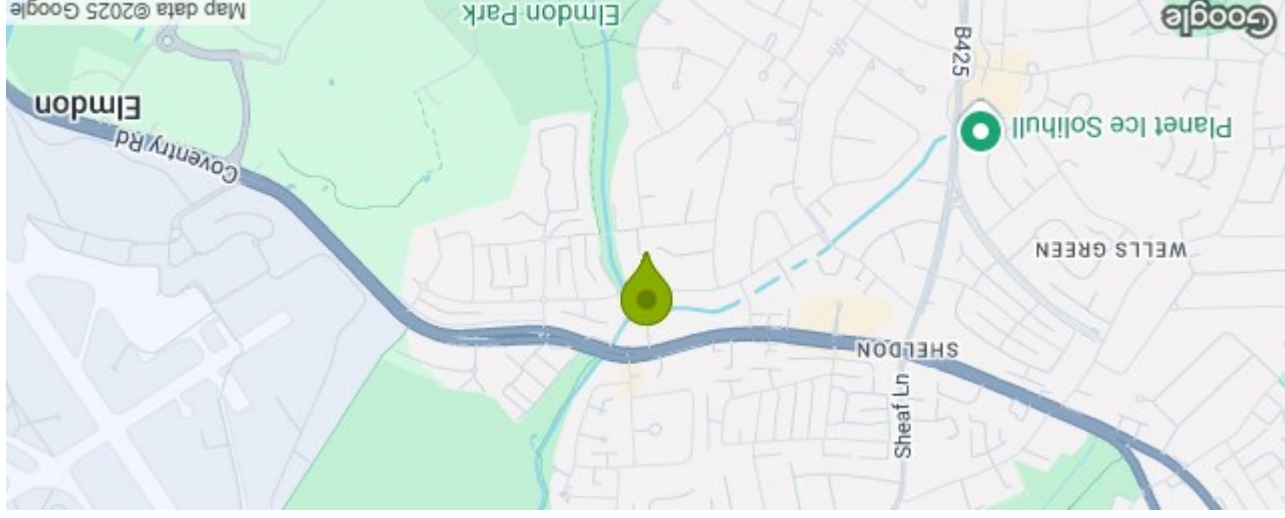
TENURE: We are advised that the property is Freehold
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 11/06/2025). 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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 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 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



**19 Quinton Close Solihull B92 9BL
 Council Tax Band: C**

Energy Efficiency Rating	
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	
EU Directive 2002/91/EC	
Current	49
Potential	80

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.

