



melvyn
Danes
ESTATE AGENTS

Cornyx Lane
Solihull
Asking Price £350,000

Description

Cornyx Lane leads to Moat Lane which joins Lode Lane one of the main arterial roads into Solihull town centre. Regular bus services operate along Lode Lane to the town centre or out towards the A45 Coventry Road which 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.

Solihull town centre is approximately 1 mile away and offers an excellent array of shopping facilities together with a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is set back from the road behind a front tarmacadam driveway with fore garden which leads to the front porch allowing access to the front door into the accommodation which comprises of, front reception with bay window and fire place with open arches. With concertina doors opening into the rear reception room with views over the garden. From this room one can access the kitchen which is of basic style and would benefit from a refit but is a reasonable size and has direct access into the ground floor shower room, door into the garden and further access into the single garage.

To the first floor we have three bedrooms two of which are particularly good sized doubles with ample fitted storage. Off the landing is the family bathroom with loft access and airing cupboard.

To the rear we have a huge garden mainly laid to lawn with immediate patio offering a blanc canvas or great potential for extending subject to planning.



Accommodation

Entrance Porch

Entrance Hall

Living Room

14'3" x 11'2" (4.356 x 3.419)

Dining Room

11'4" x 11'5" (3.468 x 3.499)

Kitchen

7'4" x 11'4" (2.237 x 3.468)

Ground Floor Shower & WC

8'3" x 4'2" (2.518 x 1.286)

Garage

11'3" x 7'9" (3.450 x 2.375)

Bedroom One

9'10" x 14'2" (3.00m x 4.32m)

Bedroom Two

9'11" x 11'6" (3.028 x 3.508)

Bedroom Three

7'3" x 6'5" (2.222 x 1.980)

Bathroom

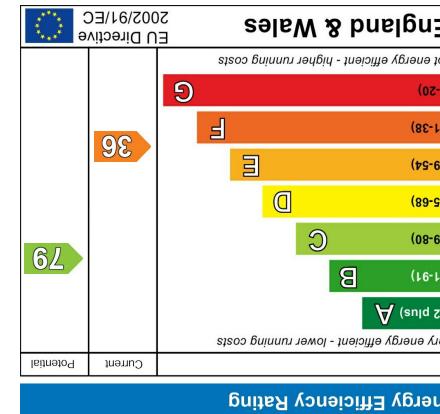
7'6" x 7'2" (2.288 x 2.188)

Private Rear Gardens

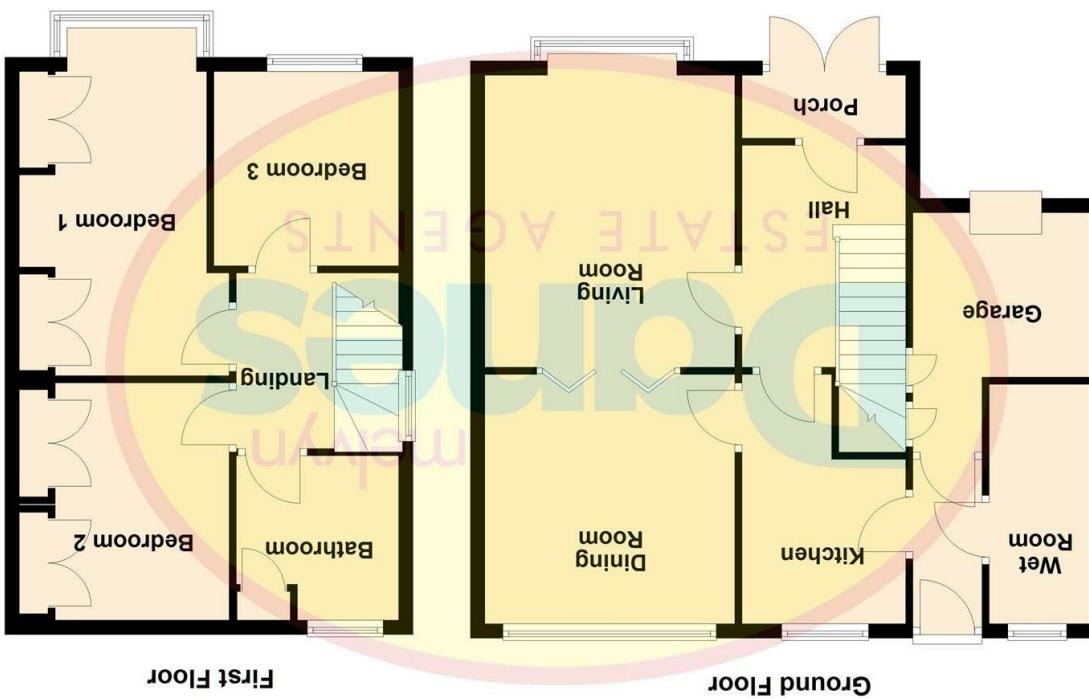
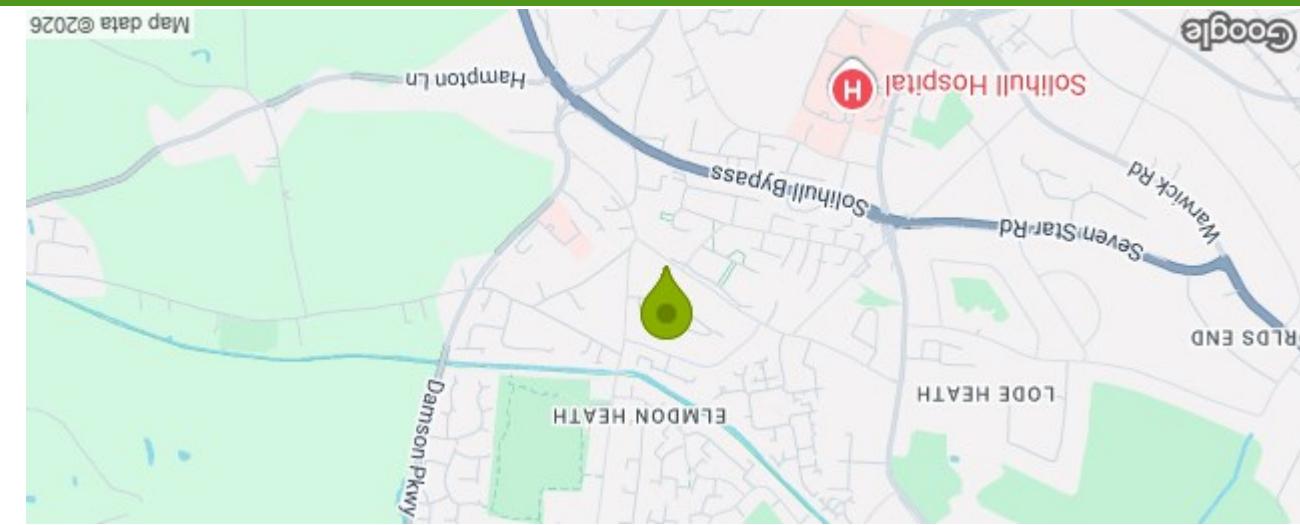
Off Road Parking



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: C
71 Cornyx Lane Solihull B91 2SF



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VIEWING: By appointment only with the office on the number below 0121 711 1712
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checkerboard.morg.uk on 28/1/2025). 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 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 checkerboard.morg.uk on 28/1/2025. Actual service availability at the property or speeds received may be different.