



melvyn
Danes
ESTATE AGENTS

Glebe Road

Solihull

Asking Price £300,000

Description

Gelbe Road links Cornyx Lane and Redlands Road which in turn 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.

An ideal location for this three bedroom semi detached property comprising of entrance porch, entrance hall, living room, dining room, kitchen, conservatory, utility space, ground floor WC. the the first floor we have three good sized bedrooms and the family bathroom.

The property has a good sized private garden and off road parking for numerous vehicles. The accommodation would benefit from refurbishment and has the potential to add value.



Accommodation

Entrance Porch

Entrance Hall

Living Room

11'11" x 13'10" (3.64 x 4.23)

Dining Room

9'4" x 13'10" (2.86 x 4.22)

Kitchen

11'10" x 6'6" (3.61 x 2.00)

Conservatory

7'4" x 13'10" (2.25 x 4.22)

Utility

Ground Floor WC

Bedroom One

13'0" x 9'7" (3.97 x 2.94)

Bedroom Two

8'6" x 13'3" (2.6 x 4.04)

Bedroom Three

Bathroom

Private rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

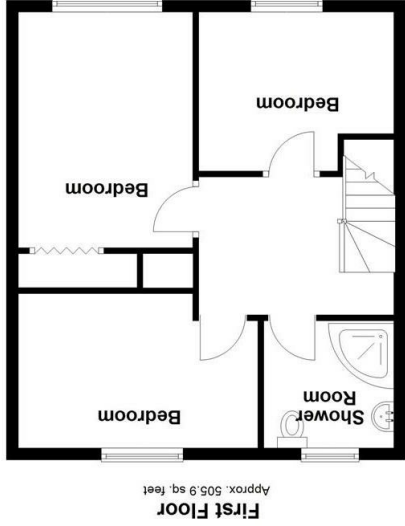
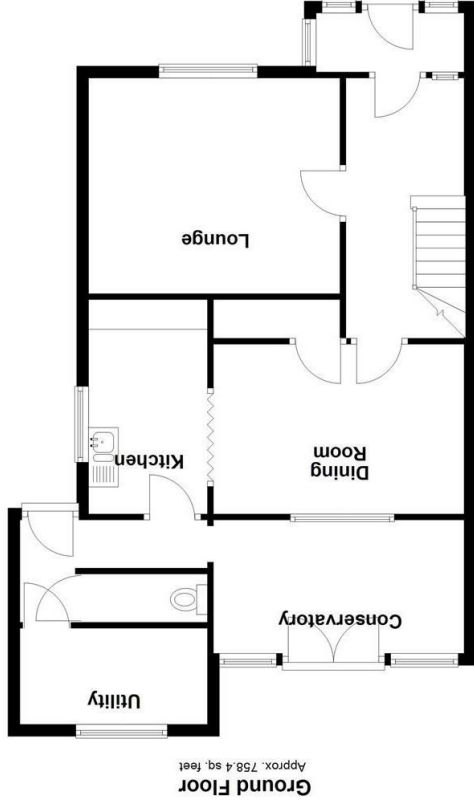
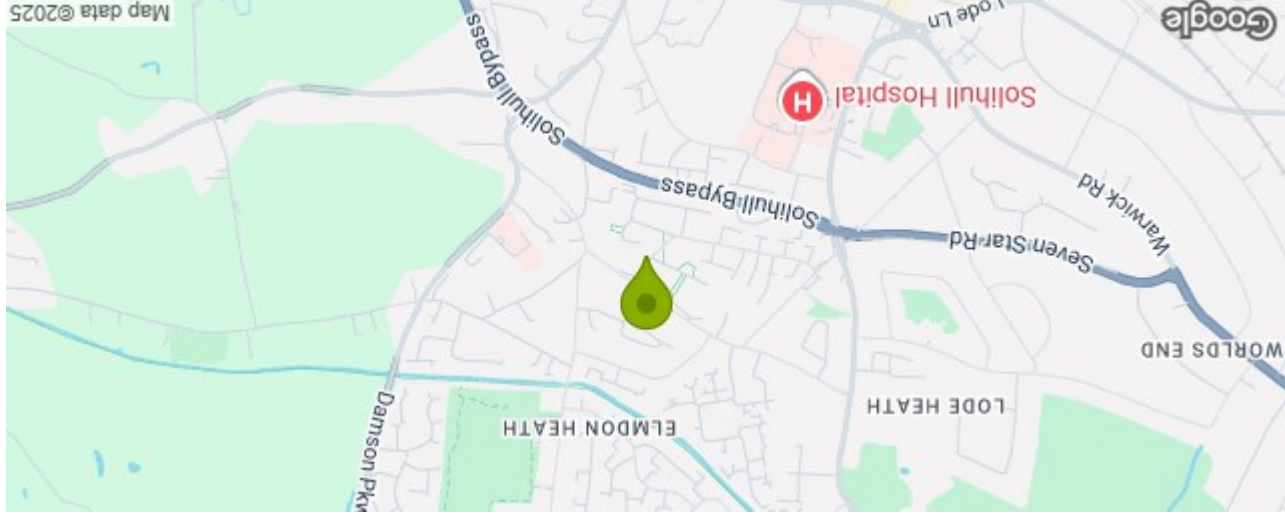
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/06/2025. 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 23/06/2025). 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

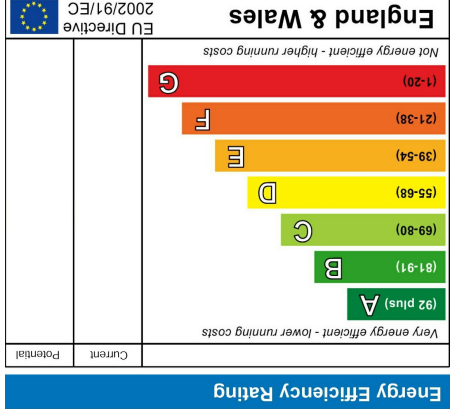
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.



Total area: approx. 1264.3 sq. feet

14 Glebe Road Solihull B91 2LX
Council Tax Band: C



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.