



melvyn
Danes
ESTATE AGENTS

Leaffield Road

Solihull

Asking Price £360,000

Description

Leaffield Road leads directly off Lode Lane, one of the main arterial roads giving access into the town centre of Solihull. Regular bus services operate along Lode Lane and travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities.

The A45 gives access to the city centre of Birmingham and travelling east along here 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.

Solihull town centre has 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.

This chain free property is set back from the road behind a block paved driveway with dwarf retaining wall leading to the accommodation which comprises of entrance porch, large living room with feature fire place and sliding doors onto a good sized conservatory. With further access into what was the dining room but has been converted into a wet room style shower room. Having an inner hall with under stair storage leading to the fitted kitchen that has access into the rear garden and the single garage. To the first floor we have three bedrooms two of which are good sized doubles with a range of fitted storage, and the family bathroom.

To the rear there is a good sized private garden with patio, mature borders with hedge lined boundaries. With ample off road parking to the front with small fore garden.



Accommodation

Entrance Hall

Living Room

24'7" x 12'5" (7.51 x 3.81)

Conservatory

11'1" x 11'3" (3.38 x 3.43)

Dining Room/Shower Room

Kitchen

15'4" x 10'7" (4.69 x 3.25)

Garage

16'6" x 10'7" (5.05 x 3.25)

Bedroom One

11'8" x 11'3" (3.58 x 3.43)

Bedroom Two

10'5" x 11'3" (3.20 x 3.43)

Bedroom Three

6'2" x 7'1" (1.90 x 2.17)

Family Bathroom

6'1" x 7'1" (1.87 x 2.17)

Private Rear Gardens

Off Road Parking



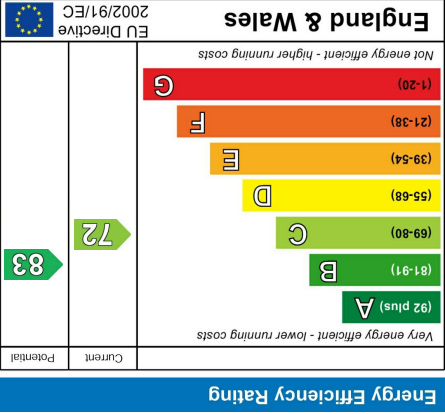
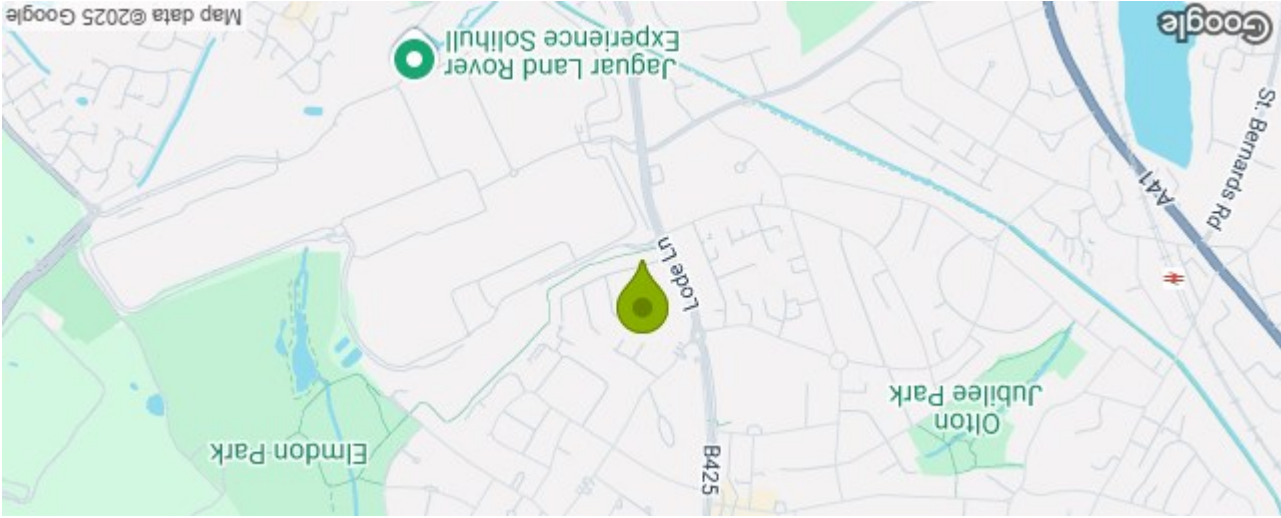
TENURE: We are advised that the property is freehold

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 11/04/2025. 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 11/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



8 Leafield Road Solihull B92 8NY
Council Tax Band: C

Total area: approx. 132.2 sq. metres (1423.5 sq. feet)

