



melvyn
Danes
ESTATE AGENTS

Swanswell Road
Solihull
Offers In Excess Of £350,000

Description

Swanswell Road leads indirectly from Kinton Green Road which in turn joins the A41 Warwick Road, via St Margarets Road, where one will find Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the Warwick Road to the city centre of Birmingham, via Acocks Green, or in the opposite direction passing Dovehouse parade of shops to the town centre of Solihull.

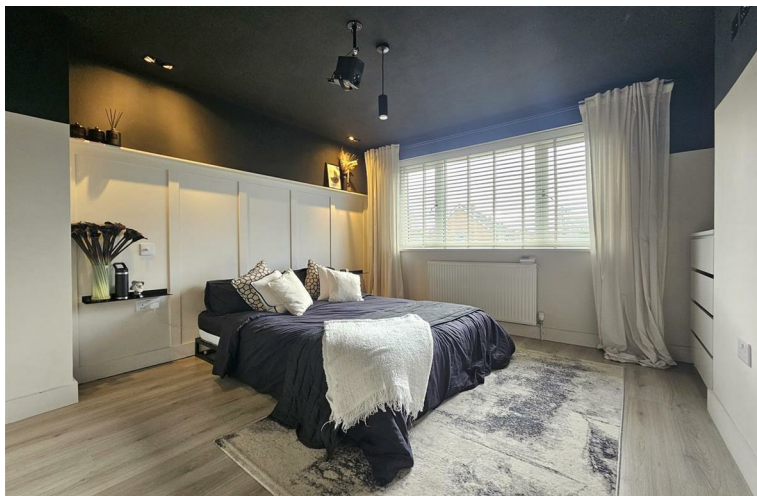
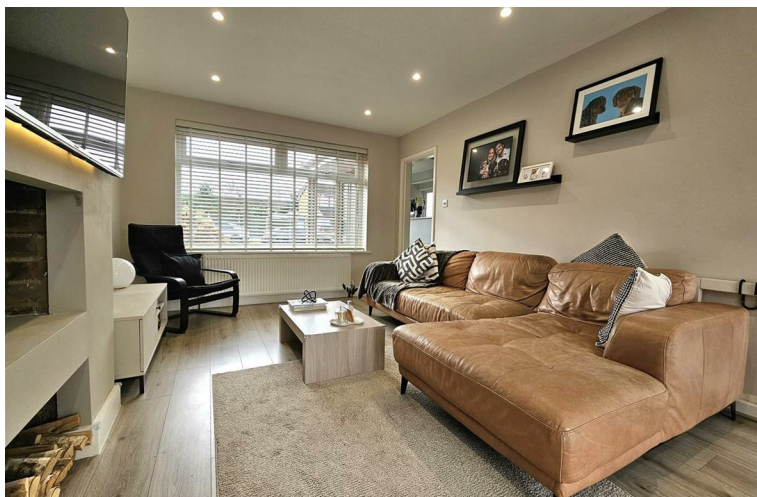
Solihull town centre has its own main line railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

There are good local schools close by in both Kinton Green Road and St Bernards Road.

This semi detached property is set back from the road behind a paved driveway with side fore garden leading to the accommodation which comprises of, bright entrance porch leading to inner hall allowing access to the first floor and living/dining room. An open plan living/dining room with French doors opening onto the landscaped rear garden, access into the fitted kitchen with breakfast bar and a range of integrated appliances, a stylish room with double aspect windows and French doors onto the porcelain patio. Further access into the garage and utility space currently used as a home gym.

To the first floor we have three double bedrooms one currently set up as study and dressing room. A fantastic four piece family bathroom including stand alone shower, free standing bath, mood lighting and stylish tiling.

To the rear we have landscaped rear garden with large porcelain patio and pergola with raised beds lawned area bordered by panelled fencing. With off road parking to the front for numerous vehicles and small fore garden.



Accommodation

Entrance Porch

Entrance Lobby

Open Plan Living/Dining Room

19'11" x 11'1" (6.08 x 3.39)

Kitchen/Breakfast room

9'5" x 19'6" (2.88 x 5.96)

Garage/Utility Area

16'0" x 9'4" (4.90 x 2.87)

Bedroom One

10'11" x 12'2" (3.34 x 3.71)

Bedroom Two

9'11" x 11'3" (3.03 x 3.44)

Bedroom Three

10'11" x 9'3" (3.34 x 2.82)

Family Bathroom

6'6" x 11'6" (2.00 x 3.52)

Private Rear Gardens

**Off Road Parking And Fore
Garden**



TENURE: We are advised that the property is Freehold

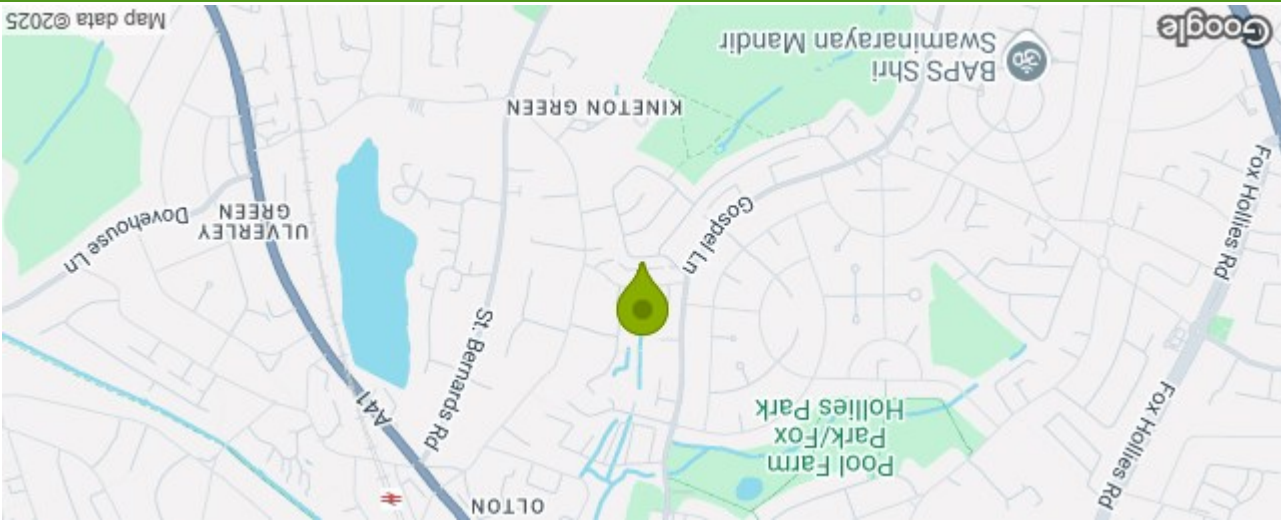
BROADBAND: We understand that the standard broadband download speed at the property is around 5 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 10/03/2025. 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 10/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

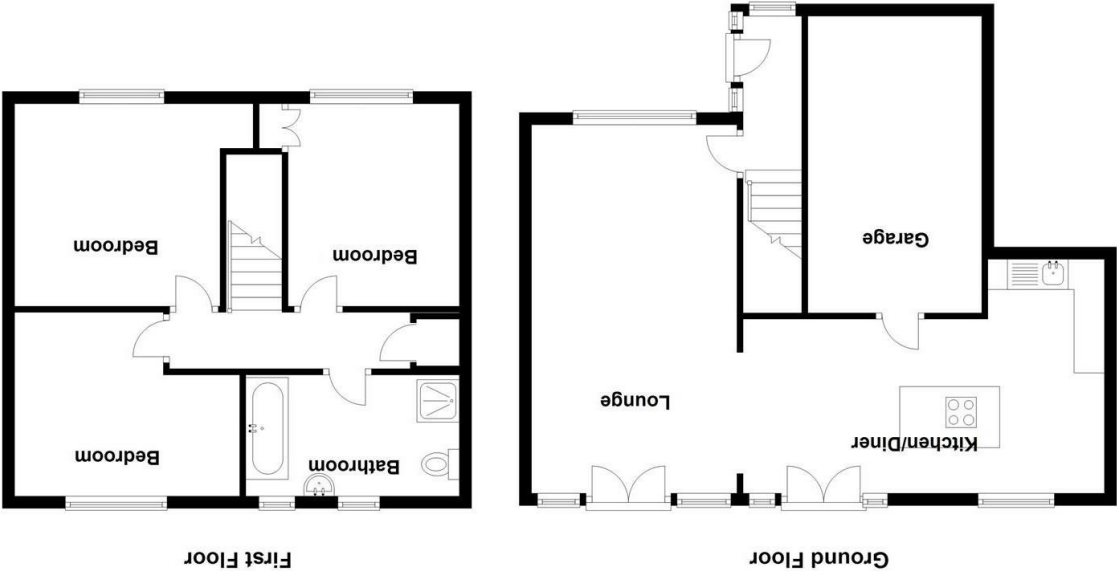
VIEWING: By appointment only with the office on the number below.

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. 106.7 sq. metres (1148.8 sq. feet)



114 Swanswell Road Solihull B92 7EZ
Council Tax Band: C

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
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		
Current	69	Potential
82		

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.