



melvyn  
**Danes**  
ESTATE AGENTS

Quinton Close

Solihull

Asking Price £300,000

## Description

A three bedroomed semi detached property in a popular area of Solihull. With Rear extensions a good sized garden, new central heating and the potential to add value we feel this property will be popular.

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 behind a large drive way allowing parking for numerous vehicles and allows access to the side gate and front porch with further access into the accommodation which comprises of entrance hall, large living room with bay window and feature fire place, extended kitchen with pantry storage, integrated appliances and access into the covered side passage with further access into the extended living/dining room with French doors onto the rear garden and feature fire place.

To the first floor we have three bedrooms two of which are great sized doubles with one having a range of fitted bedroom furniture and wardrobes. Off the landing is the family bathroom and loft access.

To the rear we have a good sized garden with patio area and dwarf wall leading onto lawned area bordered by panelled fencing. At the bottom of the garden we have a separate area currently housing the garden shed and green house.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

11'5" x 15'6" (3.482 x 4.729)

**Kitchen**

8'3" x 21'4" (2.536 x 6.510)

**Living/Dining Room**

8'5" x 21'4" (2.585 x 6.510)

**Covered Side Passage**

**Bedroom One**

10'11" x 12'5" (3.345 x 3.796)

**Bedroom Two**

9'10" x 13'2" (3.007 x 4.029)

**Bedroom Three**

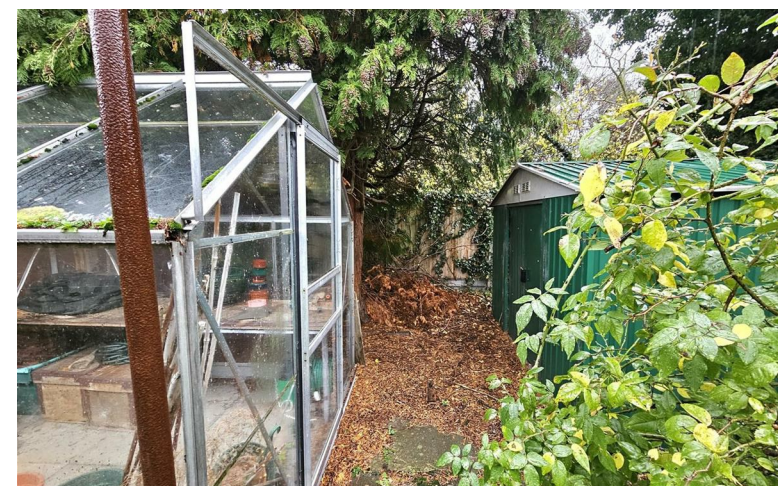
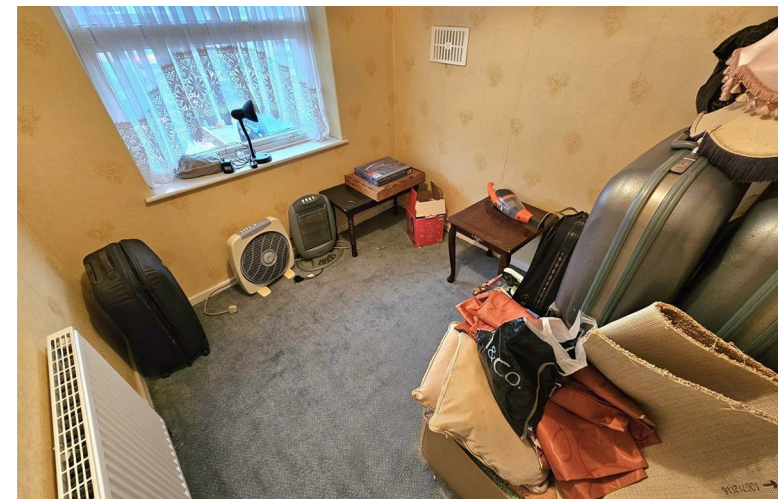
8'0" x 7'2" (2.453 x 2.199)

**Bathroom**

7'3" x 6'2" (2.213 x 1.893)

**Private Rear Gardens**

**Off Road Parking**



TENURE: We are advised that the property is Freehold.

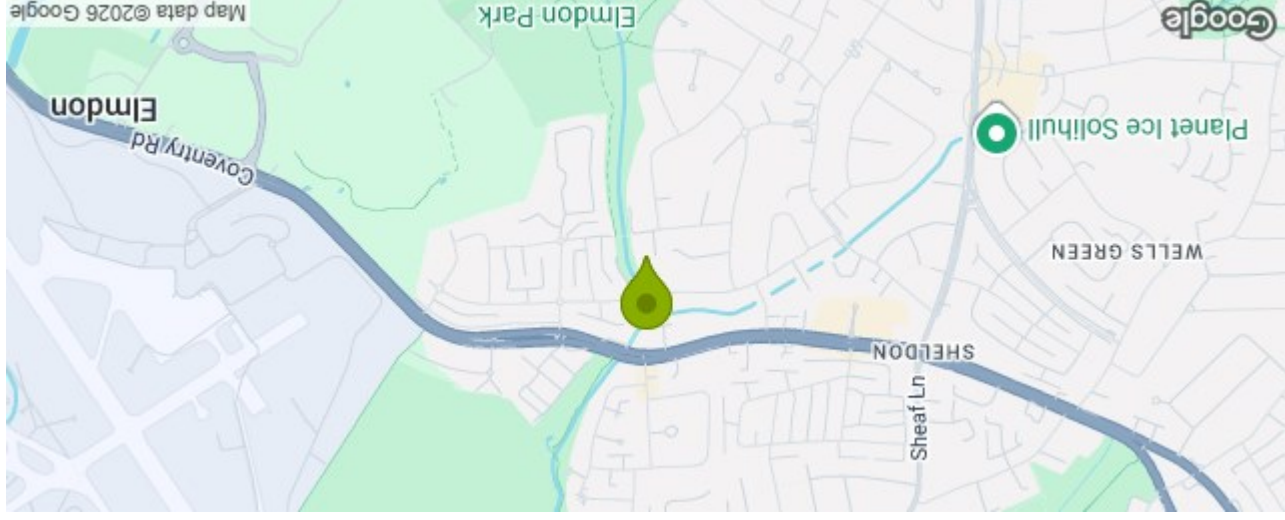
**BROADBAND:** We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/11/2025. Actual service availability at the property or speeds received may be different.

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

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.



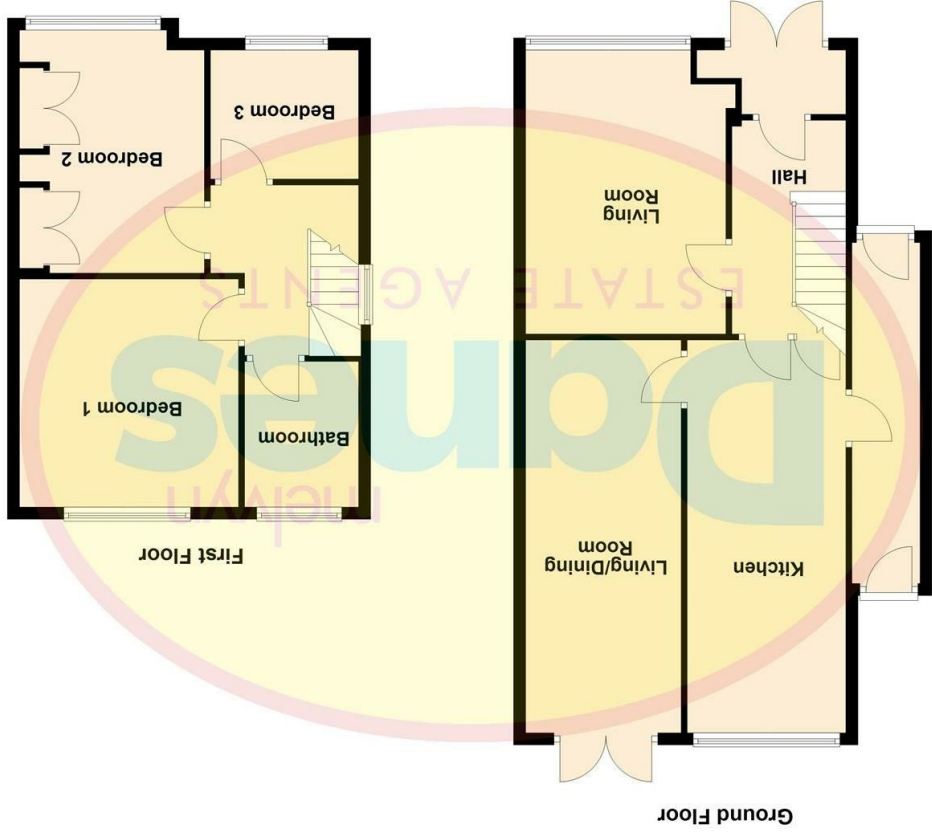
### 14 Quinton Close Solihull Solihull B92 9BL Council Tax Band: C

Energy Efficiency Rating	
Potential	76
Current	67

Energy Efficiency Rating	Very energy efficient - lower running costs	Not energy efficient - higher running costs
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	

EU Directive 2002/91/EC  
England & Wales



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.