melvyn Danes
ESTATE AGENTS

Irving Road

Solihull

Asking Price £280,000

Description

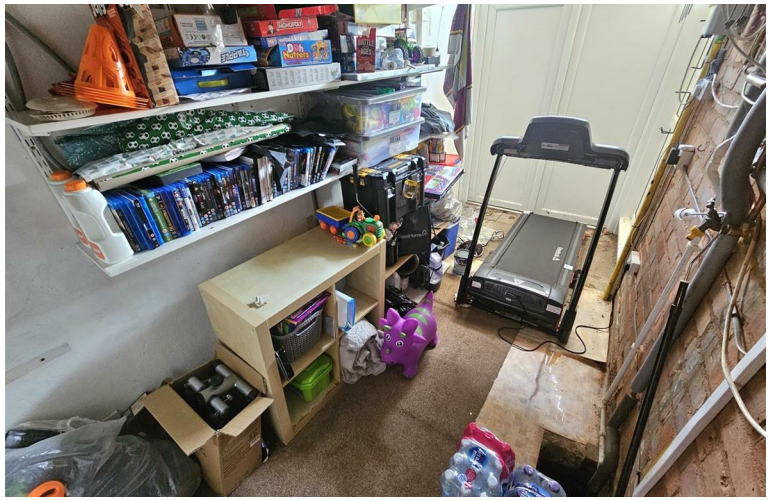
Irving Road leads just off Rangoon Road which in turn leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find 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.

The property is approached via off road parking for several vehicles and is accessed via a upvc front door leading into the entrance porch and further access into the accommodation which comprises of entrance hall with under stair storage and access into the through living/dining room with bay window and glazed sliding doors opening onto the rear garden. Off the hall is access into the kitchen, a fitted kitchen with a range of integrated appliances and further access into the side utility which leads to the extended laundry/study room with planning permission to extend a further four meters. Off the utility is access into the single garage/store.

To the first floor we have three bedrooms two of which are great sized doubles with the third being a single. Off the landing is the family bathroom with bath and thermo shower, wash basin with vanity storage and toilet.

To the rear we have a good sized private garden mainly laid to lawn with a good sized patio with large covered pergola and a paved path leading to the large garden shed and brick built bunker/store. To the front we have off road parking on a paved drive allowing parking for several vehicles.



Accommodation

Entrance Hall

Through Living/Dining Room
10'0" x 22'8" (3.06 x 6.91)

Fitted Kitchen
7'6" x 6'7" (2.31 x 2.03)

Utility
10'10" x 5'11" (3.31 x 1.81)

Study/Laundry Room
9'3" x 5'11" (2.84 x 1.81)

Single Garage/Store
13'3" x 5'11" (4.06 x 1.81)

Bedroom One
14'2" x 10'0" (4.32 x 3.06)

Bedroom Two
10'0" x 11'9" (3.06 x 3.59)

Bedroom Three
6'0" x 6'7" (1.83 x 2.03)

Bathroom
7'6" x 6'7" (2.31 x 2.03)

Private Rear Gardens

Off Road Parking

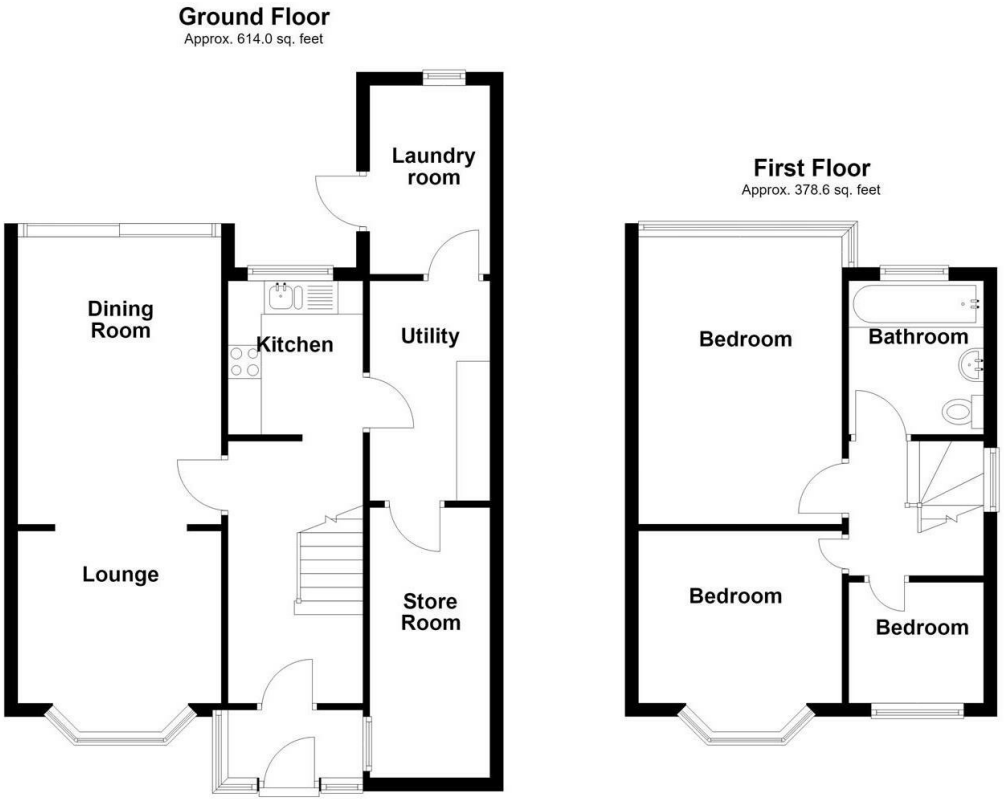
TENURE: We are advised that the property is Freehold

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.

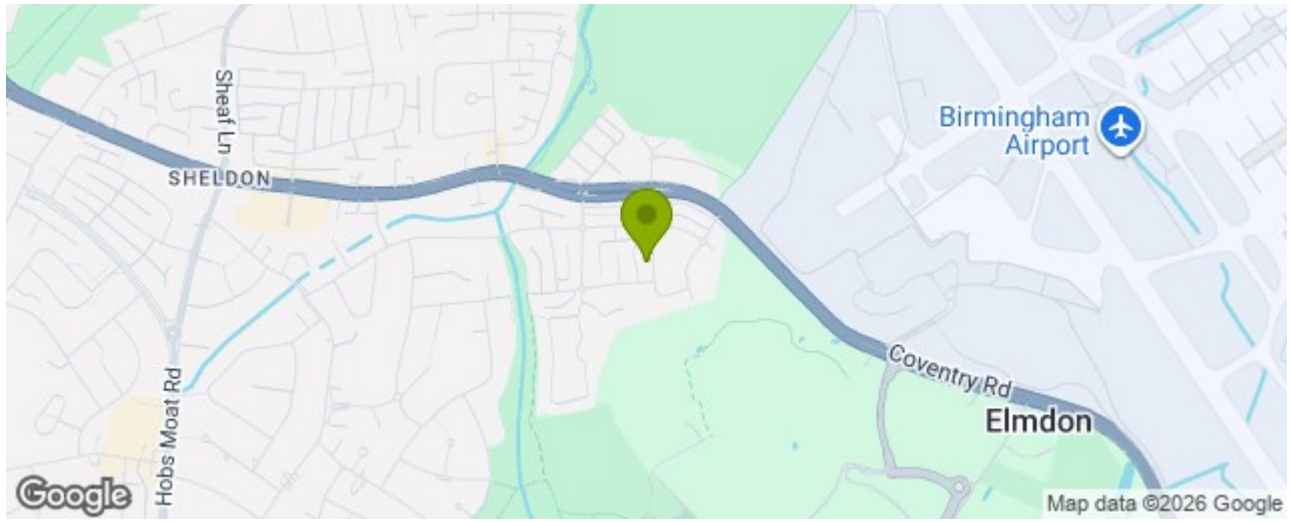
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 19/6/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

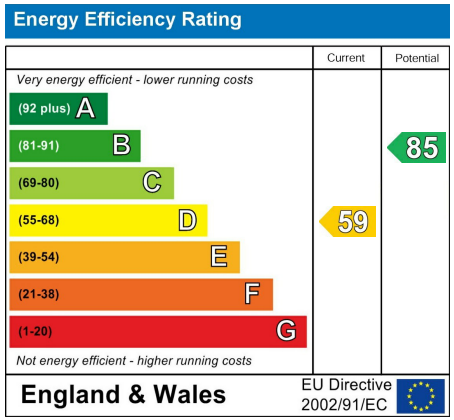
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Total area: approx. 992.6 sq. feet



24 Irving Road Solihull Solihull B92 9DQ
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.

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