



melvyn
Danes
ESTATE AGENTS

Hatchford Avenue

Solihull

Offers In Excess Of £400,000

Description

Hatchford Avenue off Hatchford Brook Road which leads from Old Lode Lane where one will find local shopping, primary school and along which regular bus services operate to the town centre of Solihull or out to the A45 Coventry Road in Sheldon and on into the city centre of Birmingham.

Travelling away from Birmingham along the A45 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.

Nearby is Tanhouse Farm Road where Elmdon Park can be found, a pleasant area of public open space with children's play area, duck pond and historic church, and therefore an ideal location for this family home which is set back from the road behind a paved driveway leading to the accommodation.

The accommodation is stylishly presented and comprises of off road parking for numerous vehicles, entrance hall, living room with large bay window and period fireplace, dining room with glazed door into the conservatory, a good sized conservatory with sliding door onto the rear garden.

Off the hallway is the ground floor WC and the fitted kitchen offering a range of integrated appliances and with French doors opening to the rear garden. From the kitchen access can be found into the generous utility with ample work top space, Belfast sink and space and plumbing for white goods with further access into the garage store.

To the first floor we have three bedroom two of which are particularly generous doubles on of those having extensive fitted bedroom furniture. The third bedroom is a smaller double currently set up as a dressing room. Off the landing is the fixed stair case up to the converted loft space offering a good size double room with skylights and access into a walk in closet (formally an en-suite) that could be easily reinstated.

To the rear we have landscaped private gardens with large sand stone patio, a sweeping path leading past lawned area and well stocked borders to a further seating area at the bottom all bordered by panelled fencing.



Accommodation

Entrance hall

Living Room

10'10" x 15'1" (3.32 x 4.62)

Dining Room

10'10" x 13'10" (3.32 x 4.22)

Conservatory

10'2" x 12'5" (3.12 x 3.81)

Kitchen

14'2" x 11'7" (4.32 x 3.54)

Utility

9'1" x 8'3" (2.77 x 2.52)

Garage/Store

Bedroom One

10'1" x 15'1" (3.08 x 4.62)

Bedroom Two

11'4" x 10'9" (3.47 x 3.28)

Bedroom Three

6'11" x 5'11" (2.13 x 1.82)

Bed Four/Loft Conversion

10'2" x 15'1" (3.11 x 4.60)

Bathroom

6'1" x 7'6" (1.86 x 2.31)

Private Rear Gardens

Off Road Parking



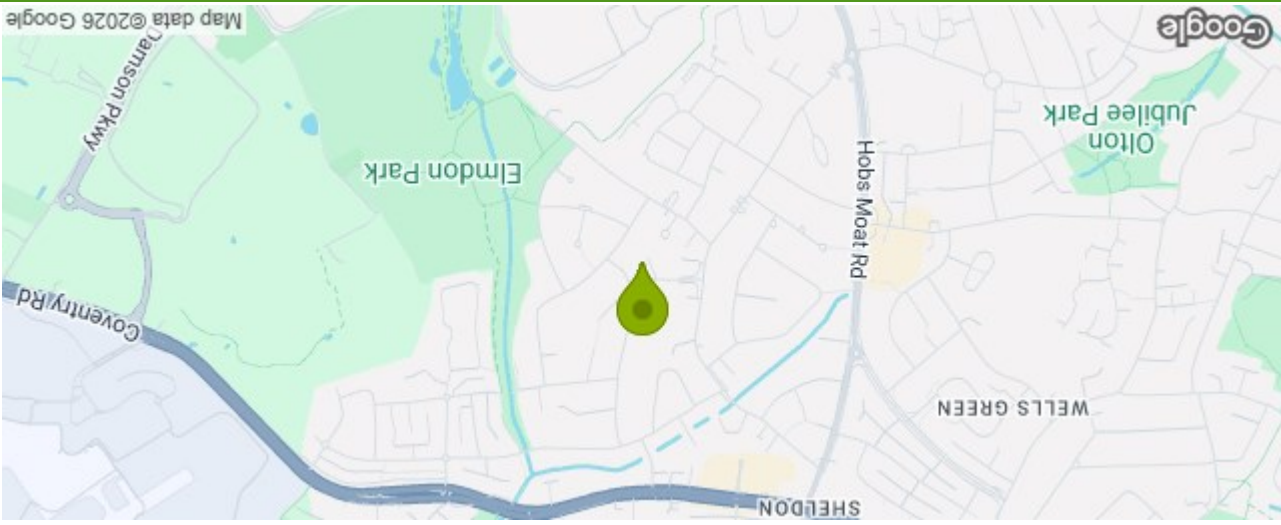
TENURE: We are advised that the property is Freehold.

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, 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 30/04/2026 we understand that the standard broadband download speed at the property is around 13 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1800 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.



7 Hatchford Avenue Solihull Solihull B92 9AQ
Council Tax Band: D

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
G	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.