



melvyn
Danes
ESTATE AGENTS

Heather Grove

Solihull

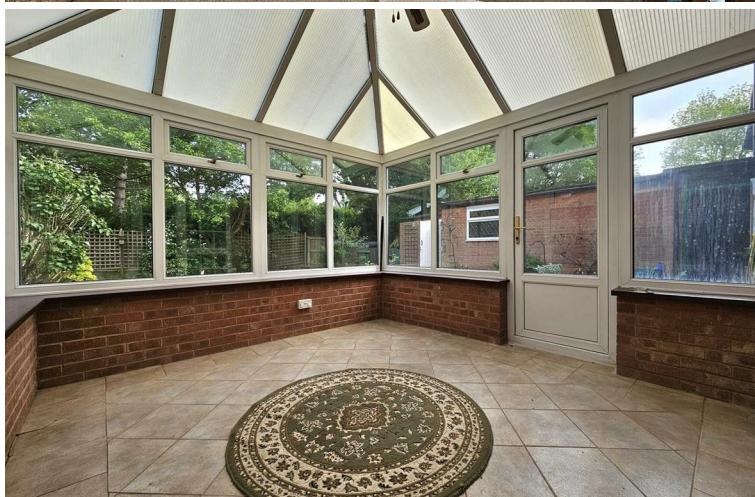
Asking Price £450,000

Description

Heather Grove is a pleasant cul de sac of family homes leading from Lugtrout Lane approximately 1 mile from Solihull town centre. There is easy access from Lugtrout Lane to Damson Parkway which links to the A45 Coventry Road close to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The town centre has excellent shopping facilities including the Touchwood development as well as a thriving business community and main line London to Birmingham railway station within one and a half miles of the property. There are local shops leading off Lugtrout Lane on Damson Lane serving everyday needs and in nearby Wherretts Well Lane is Tudor Grange Primary Academy Yew Tree School and we understand the secondary school catchment is Lode Heath School on Lode Lane again within one and a half mile of the property.

The property has stands on a good sized plot with an extending drive way and fore garden leading to the accommodation which comprises of entrance hall, large living room with French doors into the conservatory, dining room, kitchen breakfast room, utility area and double tandem garage, four bedrooms and family bathroom. Having a good sized rear private garden and ample off road parking to the front holding a private spot on a quiet cul de sac.



Accommodation

Entrance Porch

Entrance Hall

Living Room

21'7" x 12'6" (6.6 x 3.82)

Conservatory

11'5" x 10'7" (3.49 x 3.25)

Dining Room

12'11" x 8'1" (3.95 x 2.48)

Kitchen Breakfast Room

8'9" x 14'11" (2.67 x 4.55)

Double Tandem

Garage/Workshop

35'4" x 9'9" (10.77 x 2.99)

Bedroom One

12'6" x 12'6" (3.83 x 3.82)

Bedroom Two

12'6" x 11'7" (3.83 x 3.54)

Bedroom Three

8'9" x 8'7" (2.67 x 2.64)

Bedroom Four

8'9" x 8'1" (2.67 x 2.48)

Shower Room

Private Gardens

**Off Road Parking And Fore
Garden**



TENURE: We are advised that the property is Freehold

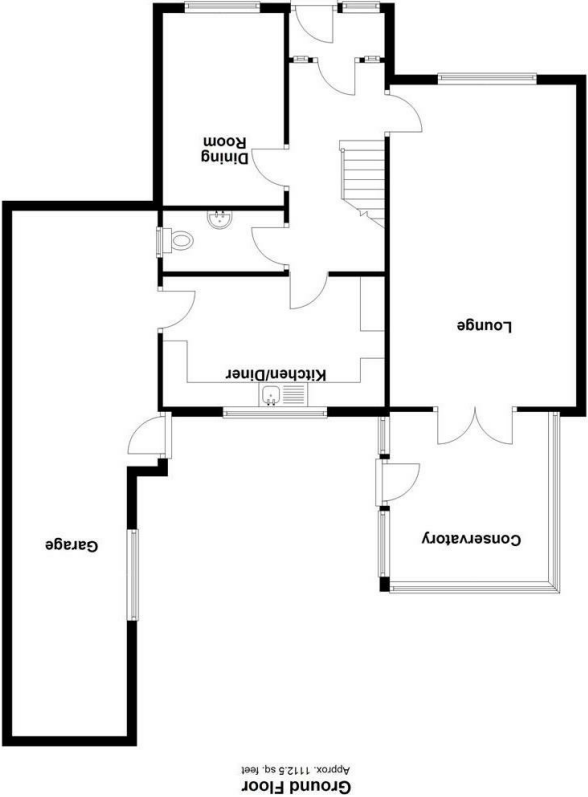
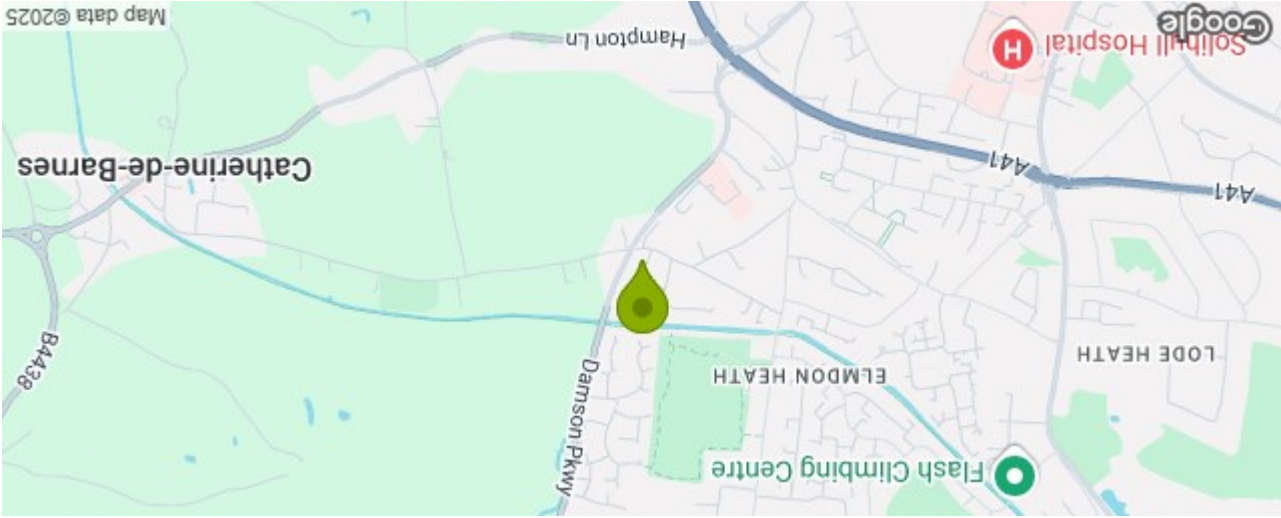
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 07/05/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 07/5/25). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

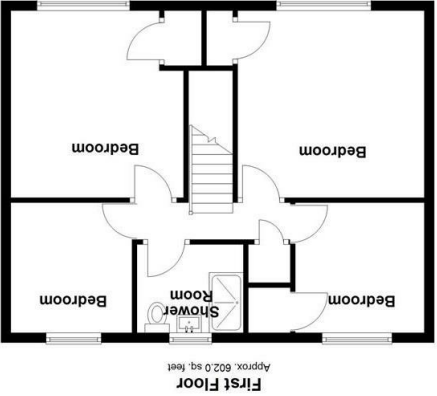
VIEWING: By appointment only with the office on the number below 0121 711 1712

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. However, should those checks, for any reason, fail to adequately 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.



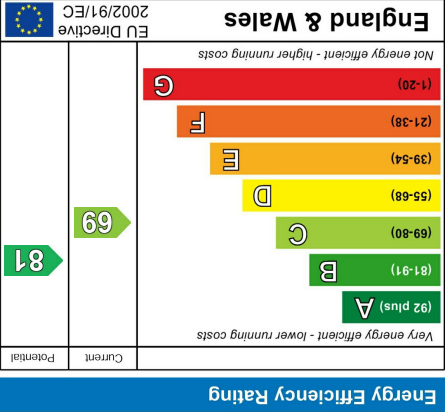
Ground Floor
Approx. 1112.5 sq. feet



First Floor
Approx. 602.0 sq. feet

Total area: approx. 1714.5 sq. feet

5 Heather Grove Solihull B91 2SP Council Tax Band: E



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.