



melvyn
Danes
ESTATE AGENTS

Hanson Grove

Solihull

Offers In Excess Of £325,000

Description

Hanson Grove a quiet grove in Solihull that leads off Wichnor Road which in turn links to Marcot Road and Gilbertstone Avenue which exits on to the A45 Coventry Road along which frequent bus services travel into the city centre of Birmingham and its surrounding districts or in the opposite direction to Solihull. The town centre of Solihull offers excellent shopping facilities and also has its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College. The National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway are all within easy reach.

Local schooling is within the catchment of Solihull and includes excellent infant, junior and secondary schools and nearby is Wagon Lane Park, a very pleasant area of public open space.

The property has been heavily extended during its current ownership and is stacked with original features such as picture rails and original doors and comprises of, entrance porch, through hall with storage, front reception room with bay window, extended rear reception with door onto the rear garden, kitchen with pantry and side door into utility and garage, utility space with plumbing for washers and dryers and currently housing the new combi boiler with access into ground floor WC and into the rear garden. Also accessed off the utility is the single garage.

To the first floor we have three double bedrooms one with large bay window, large bath/shower room and loft access to a well insulated loft. The third bedroom is extended and is currently set up in two sections with a hobby/study area and then the main bedroom.

To the rear we have a mature well stocked garden with a wide selection of wonderful specimens creating a real cottage feel with patio area and winding paths. To the front we have a garden with mature planted borders and off road parking with access into the garage.



Entrance Porch

Entrance Hall

Front Reception

14'1" x 9'10" (4.317 x 3.005)

Extended Rear Reception

16'9" x 9'10" (5.123 x 3.005)

Kitchen

5'6" x 13'6" (1.699 x 4.118)

Utility

7'4" max x 12'8" max (2.249 max x 3.883 max)

Ground Floor WC

Single Garage

7'4" x 21'6" (2.249 x 6.578)

Bedroom One

14'9" x 9'8" (4.505 x 2.947)

Bedroom Two

12'8" x 9'8" (3.877 x 2.947)

Bedroom Three

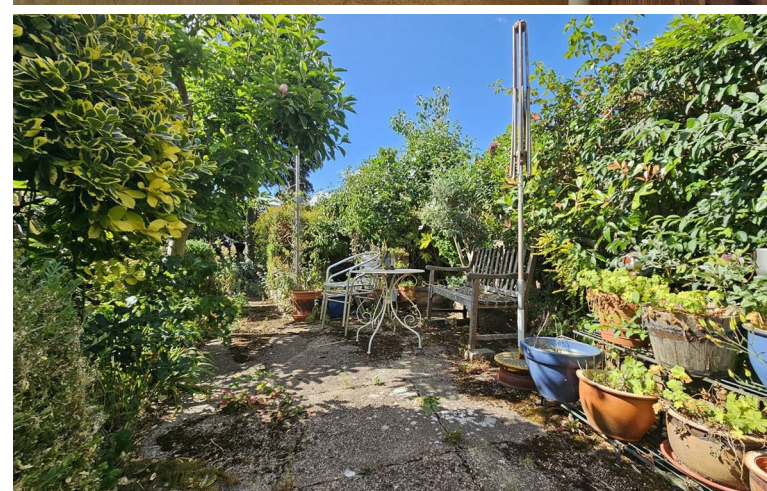
5'9" x 7'8" + 7'3" x 16'6" (1.754 x 2.353 + 2.218 x 5.039)

Bathroom

5'5" x 9'5" (1.674 x 2.872)

Private Rear And Front Garden

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 18 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 8/07/2025. Actual service availability at the property or speeds received may be different.

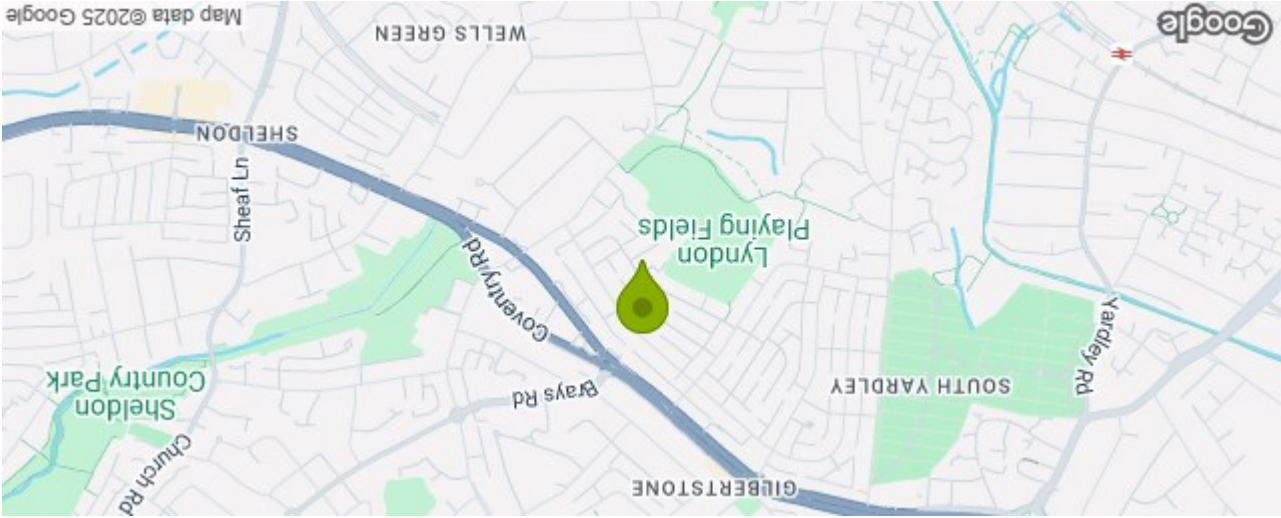
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 8/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

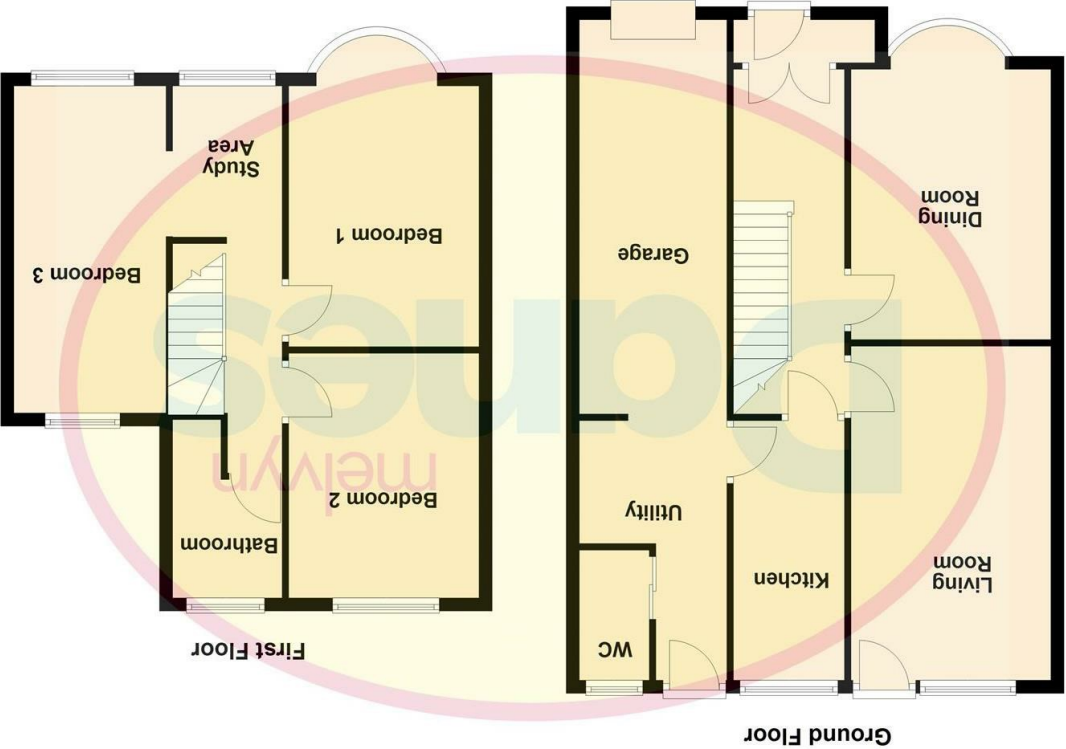
Money Laundering Regulations: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	B
C	(69-80)	D
E	(39-54)	F
G	(21-38)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		Potential
Current		80
60		

29 Hanson Grove Solihull Solihull B92 7QB
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.