

The logo for Melvyn Danes Estate Agents is a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, grey, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, grey, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The text "Brookvale Road" is written in a white, sans-serif font on a semi-transparent green rectangular background.

Brookvale Road

The text "Solihull" is written in a white, sans-serif font on a semi-transparent green rectangular background.

Solihull

The text "Asking Price £350,000" is written in a white, sans-serif font on a semi-transparent green rectangular background.

Asking Price £350,000

Description

Brookvale Road is sited just off Kineton Green Road in a very convenient location and a short distance away from local schooling, West Warwickshire sports club and the A41 Warwick Road off which is access to Olton Railway Station offering services to Birmingham and beyond.

The A41 gives access, via Acocks Green, to the city centre of Birmingham and travelling in the opposite direction, passing the Dovehouse parade of shops, to the town centre of Solihull.

Solihull has a thriving business community and its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Set back from the road behind a paved driveway leading to the accommodation which comprises of entrance porch, entrance hall with storage, through living dining room with feature fire place, bay window and a glazed door opening onto the rear garden, fitted kitchen with side door onto the rear garden.

To the first floor we have three bedrooms two of which are great sized doubles one of which has a range of fitted furniture. The third is a smaller single but still a good sized room. The family bathroom is generous in size and benefits from a bath and shower.

To the rear we have mature private gardens with brick built out building with toilet as well as rear access into the single garage.



Accommodation

Entrance Porch

Entrance Hall

Living Room

13'8" x 11'11" (4.184 x 3.635)

Dining Room

13'6" x 11'11" (4.135 x 3.635)

Kitchen

7'11" x 10'8" (2.422 x 3.261)

Outbuilding

Garden Toilet

Single Garage

14'6" x 7'6" (4.427 x 2.294)

Bedroom One

10'11" x 13'8" (3.341 x 4.186)

Bedroom Two

11'11" x 13'10" (3.636 x 4.217)

Bedroom Three

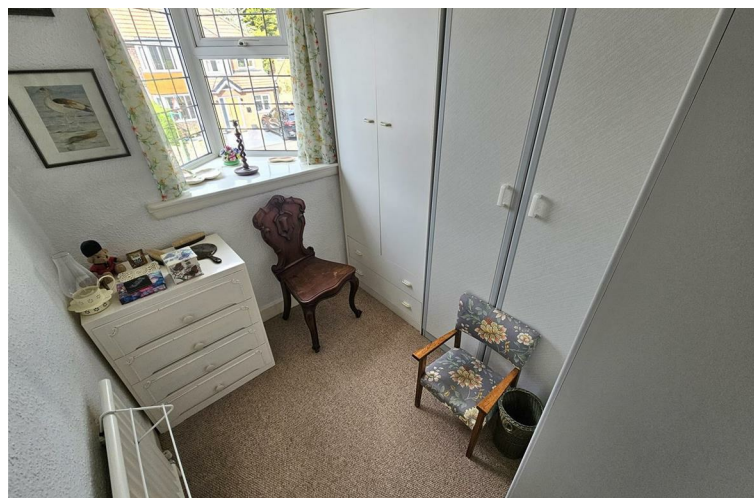
6'6" x 7'5" (1.996 x 2.265)

Bathroom

7'5" x 7'11" (2.267 x 2.430)

Private Rear Gardens

Off Road Parking



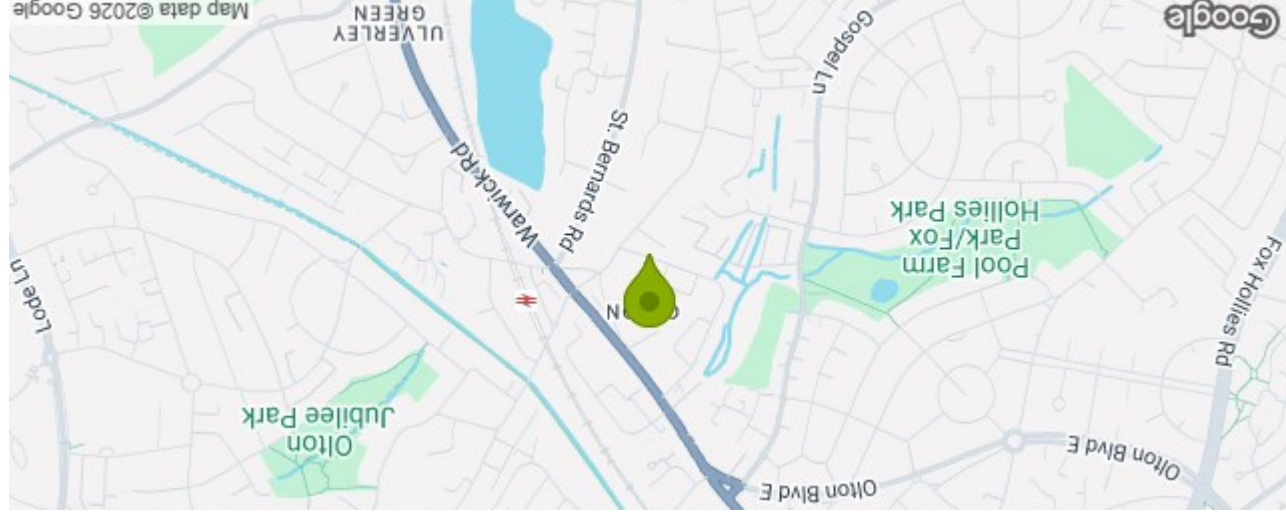
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 21/4/2025 we understand that the standard broadband download speed at the property is around 1600 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.



**126 Brookvale Road Solihull B92 7JB
Council Tax Band: D**

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
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.

