



**Danes**  
melvyn  
ESTATE AGENTS

Stoney Close

Solihull

Asking Price £595,000

## Description

Stoney Close is sited indirectly off off Damson Parkway via Cloudbridge Drive which indirectly leads to Hampton Lane which in turn joins the A41 Warwick Road, one of the main arterial roads into to the town centre of Solihull. Solihull has a thriving shopping centre and business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

Damson Parkway also gives access to the A45 Coventry Road giving access to the city centre of Birmingham, via Sheldon, or in the opposite direction 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 ideally located for infant and secondary catchment areas and is just a short walk from Solihull town Centre.

The property, is set back from the road behind a block paved driveway with lawned and planted fore garden leading to the accommodation which comprises of, entrance porch, entrance hall allowing access to all rooms and the garage, large living room with gas fire place, through into second reception room with French doors opening onto the rear garden, Dining Room with Access into separate utility and a door to the side passage, archway leading into a large extended kitchen/breakfast room benefitting from a range of integrated appliances and the added benefit of a side/separate utility area. On the ground floor we also have the study and the ground floor WC.

To the first floor we have four bedrooms one of which has dressing area and en-suite and the family bathroom. The bedrooms offers a range of integrated storage options as well as loft access being located on the landing.

The plot on this property is excellent offering a good sized private rear garden, parking for numerous vehicles and the added benefit of extension potential subject to planning permissions.



## Accommodation

**Entrance Porch**

**Entrance Hall**

**Study**

10'9" x 8'2" (3.30 x 2.50)

**WC**

**Living Room**

25'3" x 12'9" (7.7 x 3.9)

**Second Reception**

13'4" x 12'9" (4.08 x 3.90)

**Dining Room**

12'1" max x 15'1" (3.70 max x 4.6)

**Utility**

**Kitchen/Breakfast Room with Side**

**Utility Space**

25'3" max x 16'7" (7.70 max x 5.08)

**Bedroom One**

11'9" x 15'8" (3.6 x 4.8)

**En-Suite**

6'4" x 6'6" (1.95 x 2)

**Bedroom Two**

11'11" x 8'0" (3.65 x 2.45)

**Bedroom Three**

12'1" x 9'0" (3.7 x 2.75)

**Bedroom Four**

6'8" x 8'10" (2.05 x 2.70)

**Family Bathroom**

9'0" x 6'2" (2.75 x 1.90)

**Double Garage With Internal Access**

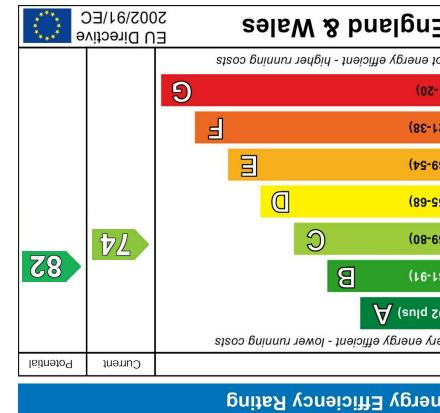
13'9" x 16'4" (4.20 x 5.00)

**Private Rear Gardens**

**Fore Gardens And Off Road Parking**



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.



9 Stony Close Solihull Solihull B92 0QF  
Council Tax Band: F



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VIEWING: By appointment only with the office on the number below.  
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 10/03/2025). Please note that actual services available may be different depending on the particular circumstances.  
PRECISE LOCATION AND NETWORK OUTAGES: 10/03/2025. Actual service availability at the property or speeds received may be different.

BROADBAND: We understand that the standard broadband download speed at the property is around 5 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 10/03/2025.

TENURE: We are advised that the property is Freehold