



**melvyn**  
**Danes**  
ESTATE AGENTS

**Birchley Rise**

**Solihull**

**Offers In Excess Of £325,000**

## Description

Birchley Rise leads just off Wagon Lane which in turns joins the A45 Coventry Road in Sheldon. The A45 offers a comprehensive range of shopping facilities and provides access to 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.

The A41 gives access to the town centre of Solihull where there is an excellent choice of shopping facilities including the Touchwood development which hosts a multi-screen cinema, The Core Theatre and a wide choice of restaurants and bars.

The property is set back from the road behind a tarmac driveway with brick set edging leading to the accommodation which comprises of entrance porch, open plan living/dining room with sliding doors onto the 2nd reception room/garden room. Fitted kitchen with a range of integrated appliances with a door into the second reception/garden room. A lovely room the full width of the property that also houses a very useful utility space with views over the garden a door onto the side passage.

To the first floor we have three good sized bedrooms with a variety of fitted storage as well as the shower room, separate WC, loft access with drop down ladder and airing cupboard.

To the rear we have charming landscaped gardens with large pergola providing privacy. Continue on to further seating area, garden shed, running pond and mature heavily planted borders.

Offering clean and well presented living in a popular area of Solihull.



## Accommodation

### Entrance Porch

### Living/Dining Room

12'5" max x 23'3" (3.786 max x 7.093)

### Kitchen

12'4" x 6'10" (3.784 x 2.103)

### Second Reception Room/Utility Space

7'8" x 21'1" (2.348 x 6.438)

### Bedroom One

9'6" x 13'7" max (2.900 x 4.152 max)

### Bedroom Two

11'8" x 9'3" (3.574 x 2.825)

### Bedroom Three

8'8" x 9'3" (2.646 x 2.822)

### WC

### Shower Room

7'2" x 6'11" (2.197 x 2.117)

### Single Garage

7'11" x 17'8" (2.436 x 5.386)

### Private Rear Gardens

### Off Road Parking



TENURE: We are advised that the property is freehold

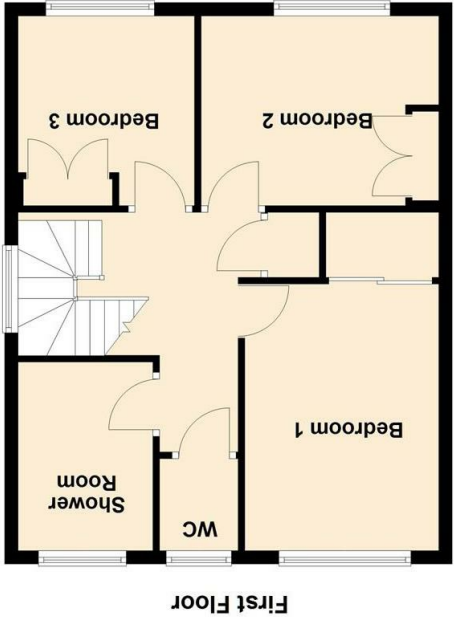
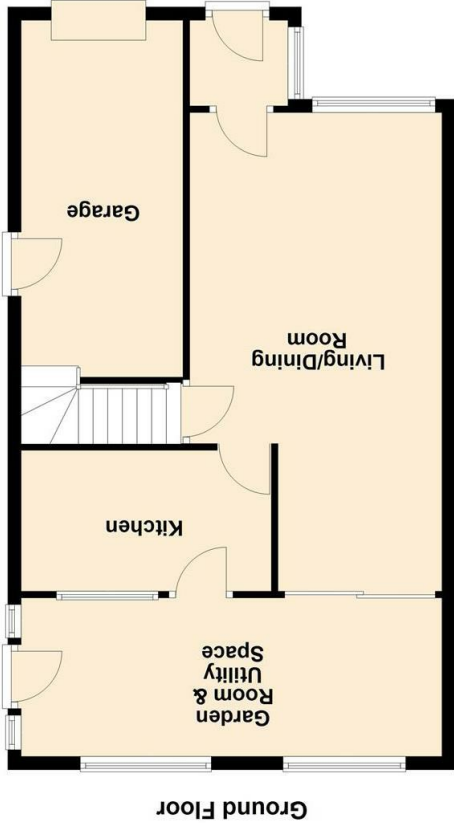
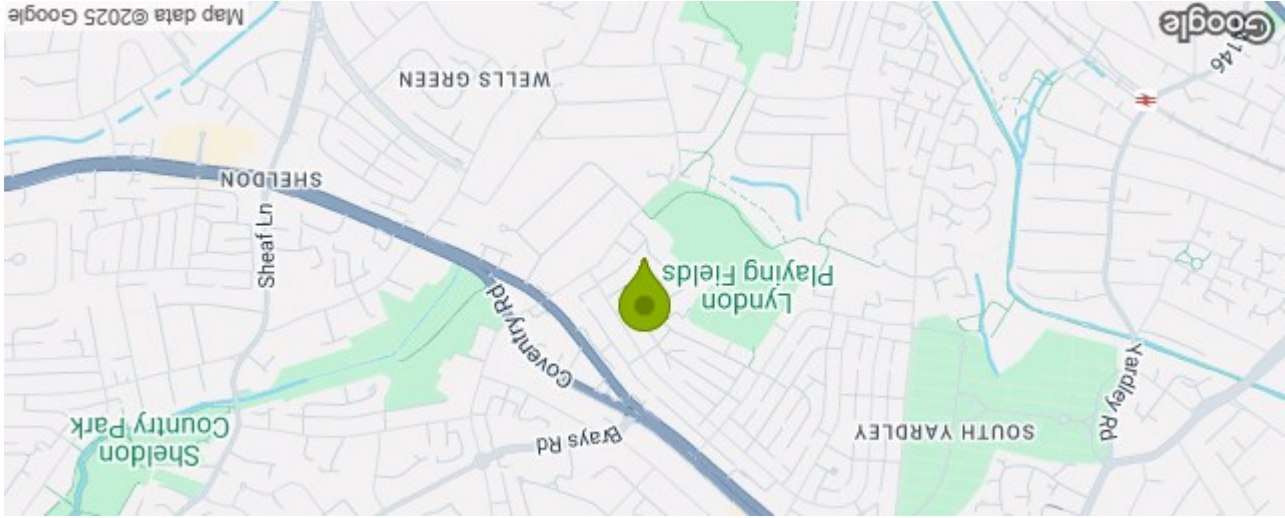
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 23/06/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 23/06/2025). 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

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. 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. 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 the sale.



### 16 Birchley Rise Solihull Solihull B92 7QD Council Tax Band:

| 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)  |  |
| Not energy efficient - higher running costs |         |  |
| G                                           |         |  |
| 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.