

melvyn
Danes
ESTATE AGENTS

Knightsbridge Road

Solihull

Asking Price £400,000

Description

Knightsbridge Road is situated for the excellent amenities of the area including Olton Railway Station which is approximately one mile away from the property and Jubilee Park, a very pleasant area of public open space. The town centre of Solihull is some 3 miles distant and here one will find an excellent array of shopping facilities and business premises.

Closer to the property is Hobs Moat shopping parade and regular local bus services and the A45 Coventry Road in Sheldon where there is further comprehensive shopping facilities.

The A45 gives access to both the city centre of Birmingham and junction 6 of the M42 motorway, the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

An ideal location therefore for this well presented and heavily extended three double bedroomed semi detached property with two reception rooms, integral garage and great sized gardens.

The accommodation is approached via block paved driveway that allow parking for numerous vehicles and leads to the glazed UPVC door into the porch that allow further access through the front door into the accommodation which comprises of entrance hall with access to all rooms and a ground floor WC, front reception room currently set up as a dining room, rear living room with French doors onto the garden and gas fire with stone effect surround. Extended fitted kitchen with a range of integrated appliances, space for dining table and access into the side utility with further access into the rear garden and the single garage.

To the first floor we have three double bedrooms all of which have fitted wardrobe storage. A large bath/shower room with dressing area and access into the loft which is well insulated and partially boarded.

To the rear we have a long extended garden split of numerous levels with good sized patio, multi level pond, mature planted borders, brick built shed and backing onto the grand union canal.



Accommodation

Entrance Porch

Entrance Hall

Living Room

14'2" x 10'4" (4.325 x 3.175)

Dining Room

10'4" x 13'9" (3.175 x 4.193)

Kitchen Breakfast Room

8'11" x 14'9" (2.718 x 4.521)

Utility

4'8" x 17'11" (1.438 x 5.470)

Garage

6'7" x 15'6" (2.028 x 4.727)

Bedroom One

10'4" x 14'1" (3.169 x 4.310)

Bedroom Two

10'4" x 14'1" (3.169 x 4.310)

Bedroom Three

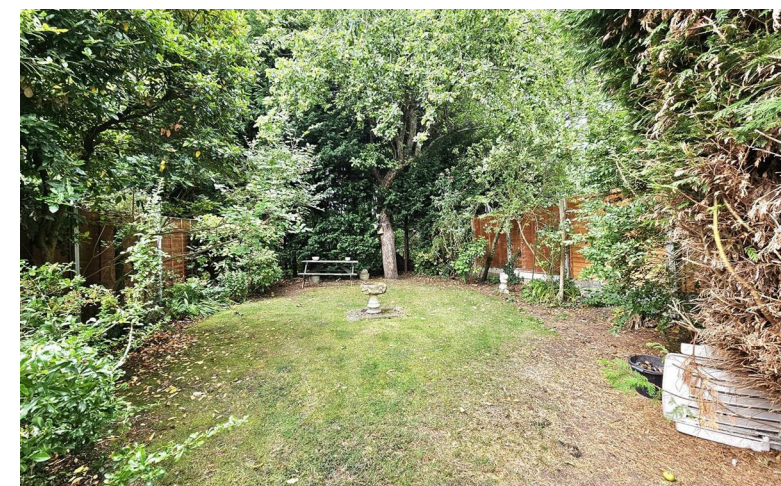
8'9" x 14'11" (2.674 x 4.564)

Family Bathroom And Dressing Area

11'10" x 6'8" + 6'2" x 7'0" (3.622 x 2.055 + 1.886 x 2.157)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

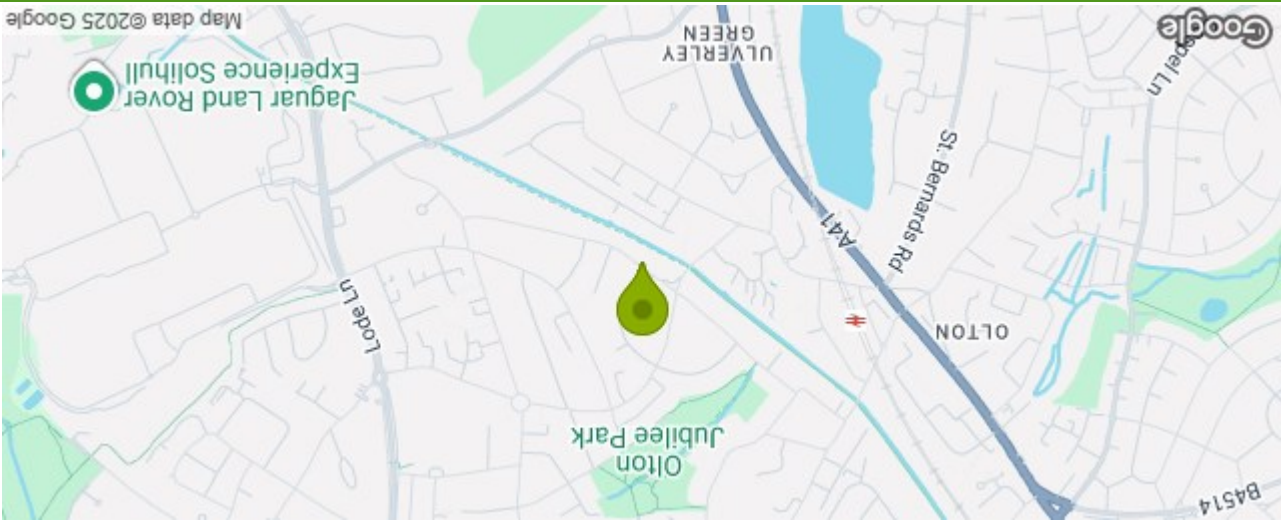
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 08/08/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider/data taken from checker.ofcom.org.uk on 08/08/2025). 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.

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.



32 Knightsbridge Road Solihull Solihull B92 8RF Council Tax Band:

Energy Efficiency Rating	
	Potential
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	
England & Wales	

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.