

melvyn  
**Danes**  
ESTATE AGENTS

**Wharton Avenue**

**Solihull**

**Asking Price £400,000**

## Description

Wharton Avenue leads off Rowood Drive which joins Damson Lane along which regular bus services operate to the town centre of Solihull and out towards the A45 Coventry Road. The A45 gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. Jaguar Land Rover is within walking distance just off Damson Lane.

Local shops will be found in both Damson Lane and in nearby Yew Tree Lane together with a doctors surgery and further shops will be found in Rowood Drive as well as great schooling within walking distance.

The town centre of Solihull offers an excellent array of shopping facilities together with 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.

An excellent location therefore for this link detached four bedroomed property that has been extended significantly and offer great potential to a would be buyer.

The property is approached via a block paved drive way which leads to the front entrance door allowing access into the accommodation which comprises of fitted kitchen with integrated appliances and space for white goods, large reception room currently set up as a dining room with inglenook fire place and access into the rear reception room used as the living room. With feature fire place and French doors onto the rear garden. Off the hall is a guest cloak room and WC and access to the first floor.

The first floor offers four bedrooms , three of which are good sized doubles and two of those benefit from fitted storage. The family bathroom is generous in size and offers a four piece suite including walk in shower.

To the rear we have mature private gardens mainly laid to lawn with well stocked borders. With side passage rear access into the single garage with up and over door.



**Accommodation**

**Entrance Hall**

**Kitchen/Breakfast Room**

8'8" x 13'2" (2.659 x 4.024)

**Dining Room**

16'0" x 15'1" (4.877 x 4.601)

**Living Room**

12'4" x 14'0" (3.774 x 4.280)

**WC**

**Bedroom One**

12'2" x 9'3" (3.726 x 2.822)

**Bedroom Two**

13'1" x 8'8" (4.013 x 2.659)

**Bedroom Three**

12'5" x 7'6" (3.785 x 2.310)

**Bedroom Four**

12'0" x 7'7" (3.658 x 2.312)

**Shower Room**

6'5" x 9'0" (1.977 x 2.766)

**Single Garage**

8'2" x 19'3" (2.503 x 5.888)

**Off Road Parking**

**Private Rear Gardens**



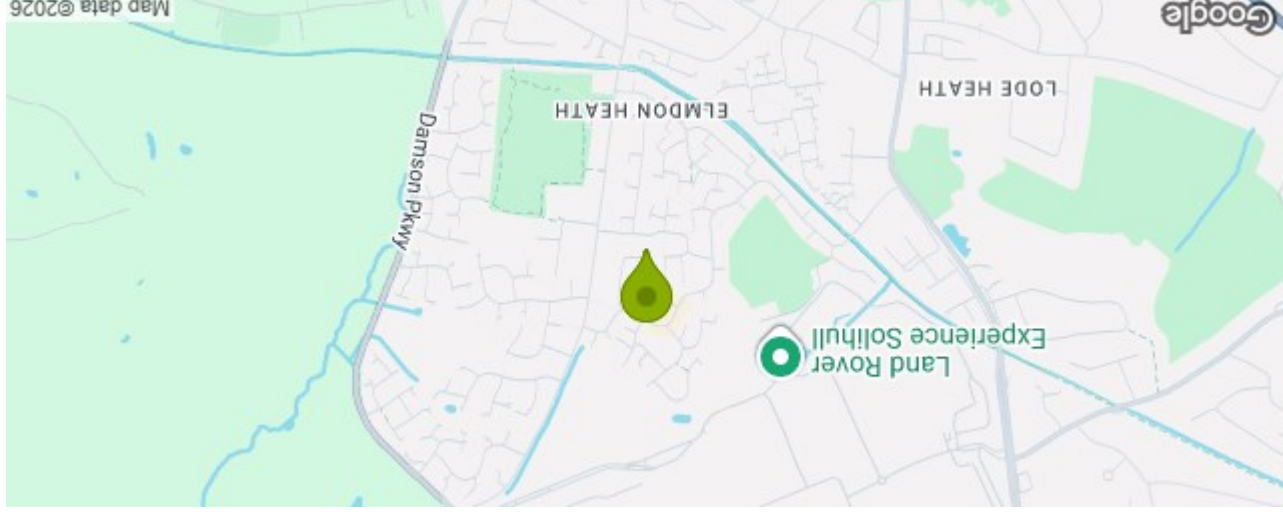
TENURE: We are advised that the property is Freehold

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](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 28/4/2026 we understand that the standard broadband download speed at the property is around 500 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.

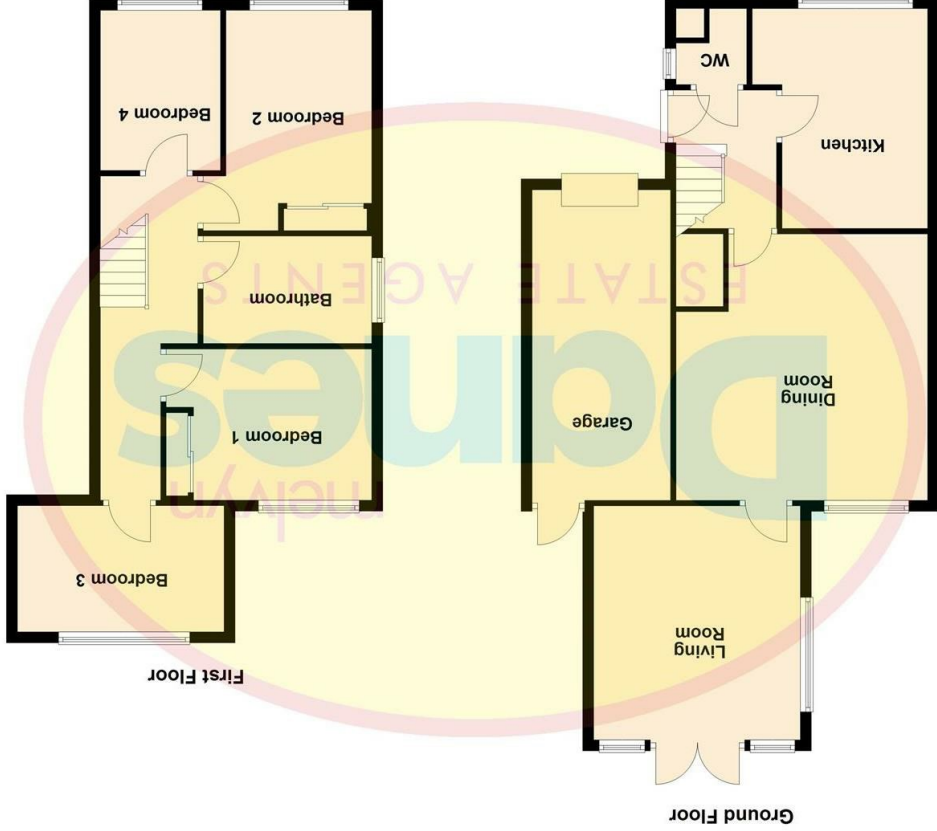
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
	(81-91) <b>B</b>
	(69-80) <b>C</b>
	(55-68) <b>D</b>
	(39-54) <b>E</b>
	(21-38) <b>F</b>
Not energy efficient - higher running costs	(1-20) <b>G</b>
EU Directive 2002/91/EC	

55 Wharton Avenue Solihull Solihull B92 9LZ  
Council Tax Band: D



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.