



melvyn  
**Danes**  
ESTATE AGENTS



Leam Crescent

Solihull

Asking Price £440,000

## Description

Leam Crescent leads just off Leafield Road which in turn joins Lode Lane, one of the main arterial roads giving access into the town centre of Solihull. Regular bus services operate along Lode Lane and travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities.

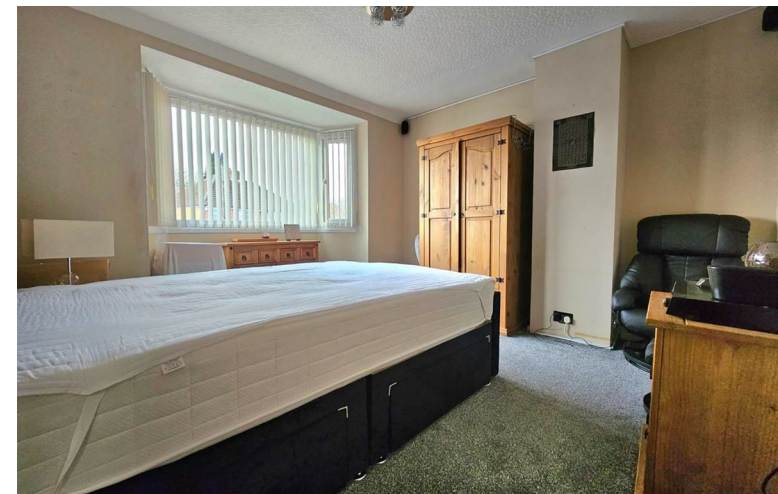
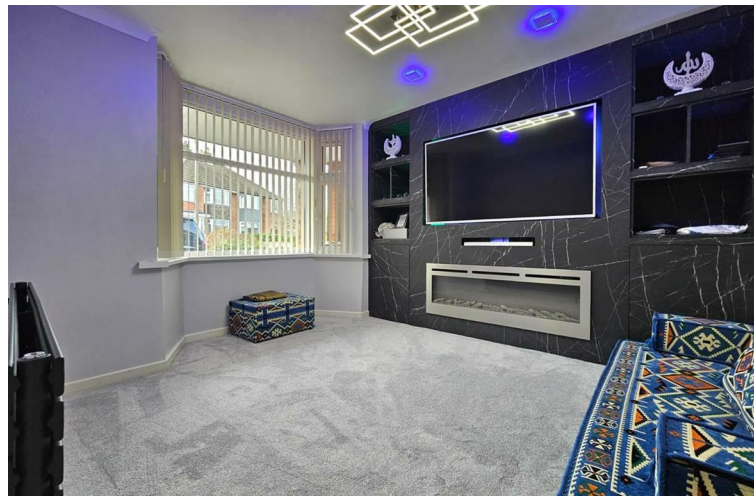
The A45 gives access to the city centre of Birmingham and travelling east along here passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Solihull town centre 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.

The property is set back from the road behind a large paved driveway with security posts allowing parking for several leading to a glazed upvc porch entrance allowing further access through the front door into the accommodation which comprises of through hall, front reception room with media system and large bay window, rear reception is an extended room set up as a living space with fire place and glazed sliding doors onto the rear garden, fitted kitchen with a range of integrated appliances and access into the second kitchen/utility which currently houses extra white goods has ample storage and has the benefit of separate fully fitted wet room style shower room and WC. We also have access into the single garage which is particularly large and currently set up as a home gym.

To the first floor we have five bedrooms, four of these are good sized double rooms complemented by a further single and a great sized family bathroom with corner bath and bidet and loft access of the landing.

To the rear we have a large private garden mainly laid to lawn with two good sized patios, bordered by panelled fencing and having the benefit of a large shed.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Dining Room**

10'5" x 11'3" (3.20 x 3.45)

**Living/Dining Room**

18'6" x 11'3" (5.65 x 3.45)

**Fitted Kitchen**

10'9" x 6'2" (3.30 x 1.88)

**Second Kitchen/Utility**

14'0" x 5'11" max (4.27 x 1.82 max)

**Ground Floor WC And Shower Room**

**Over Sized Single Garage**

16'7" x 9'10" (5.07 x 3.01)

**Bedroom One**

11'9" x 11'3" (3.60 x 3.45)

**Bedroom Two**

11'5" x 11'3" (3.48 x 3.45)

**Bedroom Three**

13'9" x 9'10" (4.20 x 3.01)

**Bedroom Four**

11'9" max x 9'10" (3.60 max x 3.01 )

**Bedroom Five**

9'8" x 6'2" (2.96 x 1.88)

**Family Bathroom**

8'9" x 6'2" (2.68 x 1.88)

**Private Rear Gardens**

**Secure Off Road Parking**



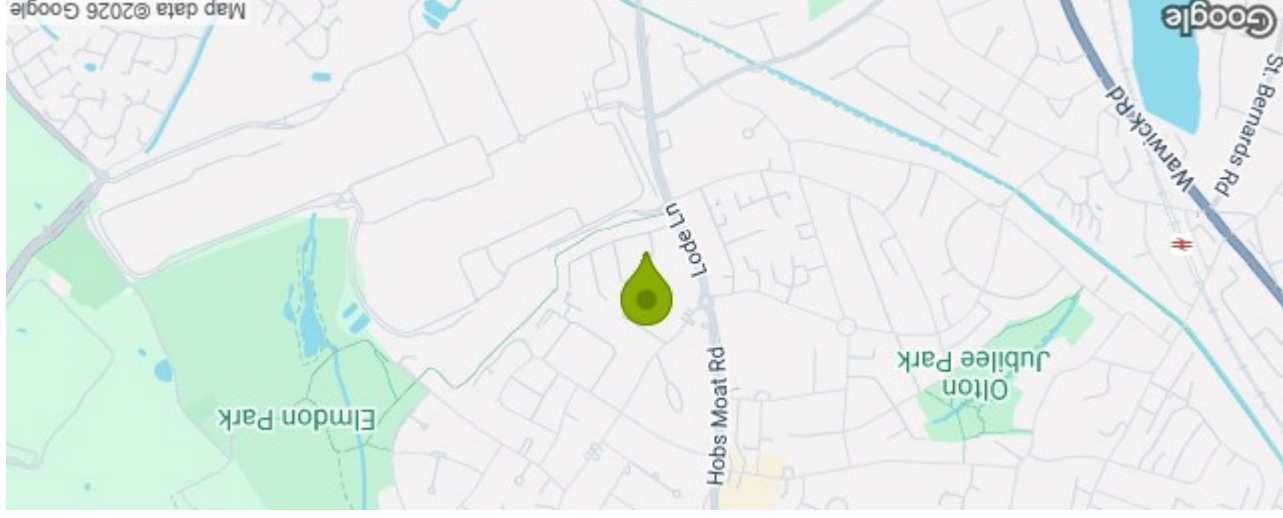
TENURE: We are advised that the property is Freehold.

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](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 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.

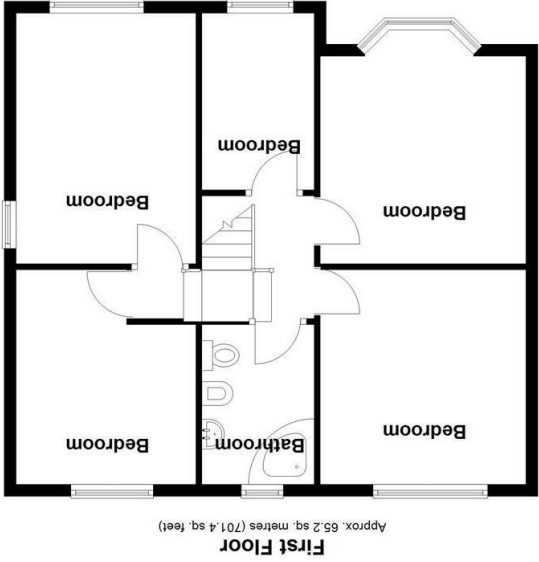
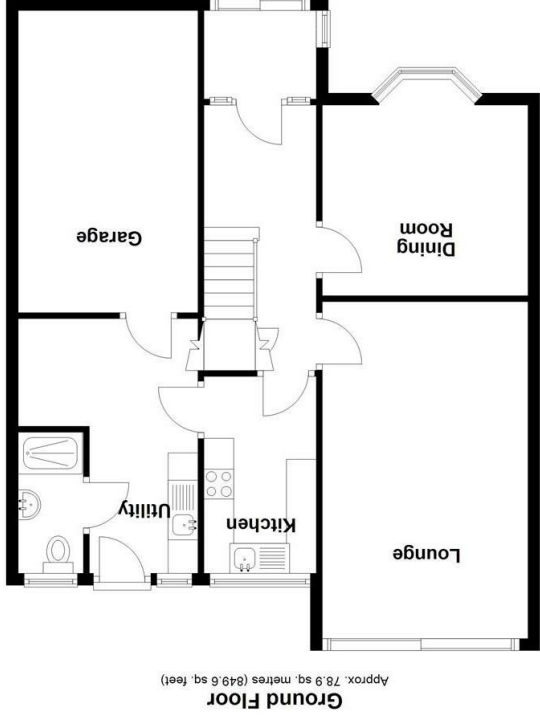
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating	
Potential	79
Current	74
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC	
<b>England &amp; Wales</b>	

**8 Leam Crescent Solihull B92 8PD  
Council Tax Band: D**

Total area: approx. 144.1 sq. metres (1551.0 sq. feet)



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.