



Danes
melvyn
ESTATE AGENTS

**Jubilee Park Close
Solihull
Asking Price £132,000**

Description

Jubilee Park Close is well situated for the excellent amenities of the area including Olton Railway Station which is approximately 1 mile away from the property, Jubilee Park, a very pleasant area of public open space, Hobs Moat shopping parade and regular local bus services and the A45 Coventry Road in Sheldon where there is further comprehensive shopping facilities. Accessed off Brackley's Way which in turn is indirectly off Ulleries Road.

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.

The town centre of Solihull is some 3 miles distant and here one will find an excellent array of shopping facilities and business premises.

The property is offered with 40% or 100% ownership and stands back from the side road behind a driveway and fore garden leading to the front door allowing access into the accommodation which comprises of, entrance hall with under stair storage, stylishly fitted kitchen with a range of quality fitted appliances, ground floor WC, great sized living/dining room with French door onto the rear garden. The first floor has a good sized landing with storage cupboard/airing cupboard and loft access, principal double bedroom with double aspect windows and closet storage, second double bedroom and a third bedroom currently used as home office and a fitted family bathroom. With landscaped rear gardens offering a private space with various seating areas and a side passage offering ample storage options. With low maintenance fore garden and off road parking on a private blockpaved drive way allowing parking for numerous vehicles.



Accommodation

Entrance Hall

Kitchen

10'9" x 8'10" (3.294 x 2.708)

WC

7'3" x 3'7" (2.216 x 1.098)

Living/Dining Room

16'2" x 12'11" (4.934 x 3.948)

Bedroom One

16'1" x 8'8" (4.922 x 2.662)

Bedroom Two

9'1" x 11'8" (2.788 x 3.566)

Bedroom Three

7'9" x 6'8" (2.386 x 2.054)

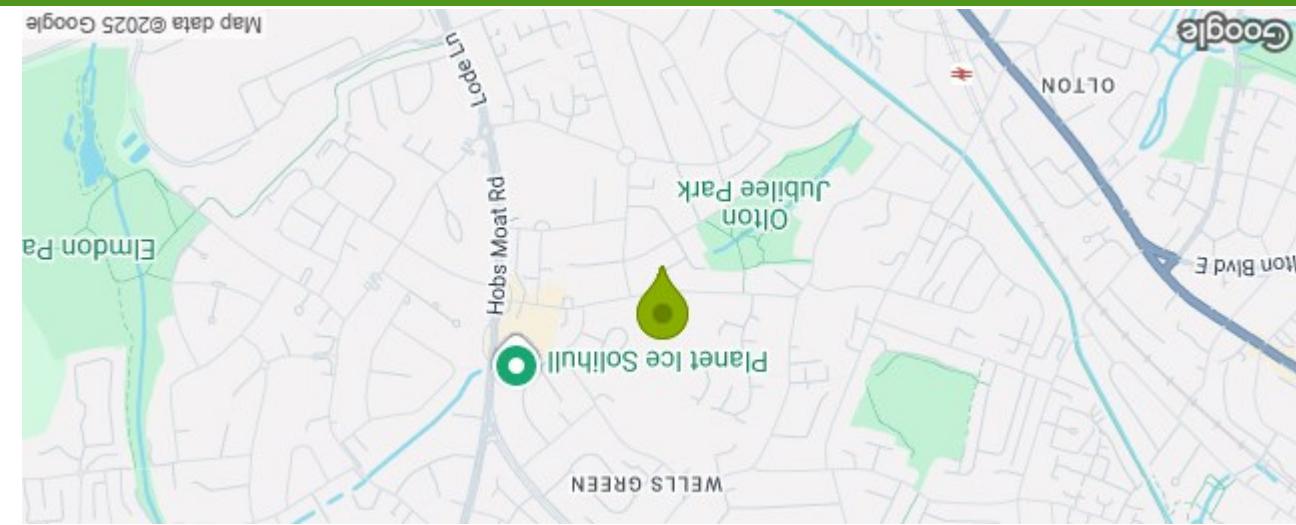
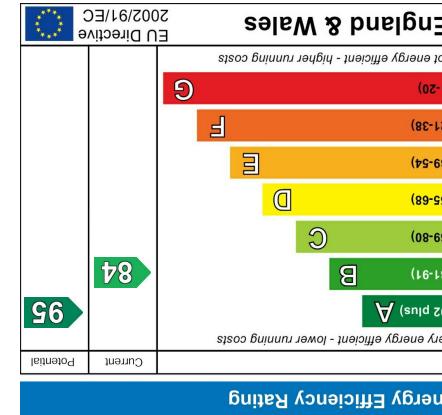
Bathroom

6'10" x 6'10" (2.089 x 2.091)

Front And Rear Gardens

Off road Parking





MONY LANDLORDING 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 landlords, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a professional 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 of 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.

CONSUMER PROTECTION FROM UNFAIR TRADING 2008: These particulars are for general guidance only and are in working order.

PROSPECTIVE PURCHASER should obtain a copy of the Sale Agreement from the Seller. Unless specifically stated, the Agent has not tested any apparatus, fixtures or fittings or services mentioned and do not by these Particulars or otherwise warrant that they are in working order.

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 items and buyers must obtain verification from their solicitor. The Agent has not sought to verify the legal title of the property and the fixtures or fittings or services mentioned and do not by these Particulars or otherwise warrant that they are in working order.

VIEWING: By appointment only with the office on the number below 0121 711 1712

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 25/02/2025). Please note that actual services available may be different depending on the particular circumstances.

FIXED: We understand that the property is likely to have current fixed broadband speeds received may be different depending on the speed of the provider's broadband connection. 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 25/02/2025.

BROADBAND: We understand that the standard broadband download speed at the property is around 9 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 is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/02/2025.

TENURE: We are advised that the property is leasehold with 999 years remaining on the lease.