



melvyn
Danes
ESTATE AGENTS

Tilesford Close

Solihull

Asking Price £325,000

Description

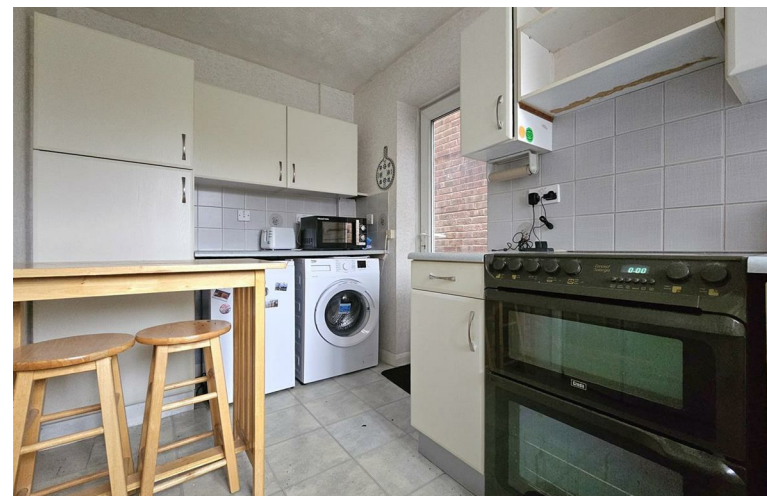
Tilesford Close leads just off Stanbrook Road which in turn joins Frankholmes Drive which links to Monkspath Hall Road along which regular bus services operate to the town centre of Solihull or travelling in the opposite direction one will come to the A34 Stratford Road in Shirley. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

Solihull boasts its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College. Close to the property is Widney Manor Railway Station offering local services and local shops will be found in nearby Shelly Crescent together with doctors and dental surgeries and public house.

The property is set back from the road behind a driveway with fore garden that allows access to the garage and front door into the accommodation which comprise of entrance hall, fitted kitchen/breakfast room with a range of integrated and free standing appliances with a door onto the side passage, large extended living/dining room with fire place and French doors onto the rear garden and a ground floor WC and internal access into the single garage with up and over door.

The the first floor we have three bedrooms one of which is a particularly good sized double with the others being smaller doubles. Fitted family shower room with airing cupboard and loft access off the landing.

To the rear we have a private garden mainly laid to lawn with patio area and garden shed, well stocked borders and panelled fencing.



Accommodation

Entrance Hall

Kitchen

6'3" x 12'1" (1.918 x 3.685)

Living/Dining Room

18'2" x 15'7" (5.557 x 4.772)

WC

Garage

16'11" x 8'0" (5.173 x 2.456)

Bedroom One

14'4" x 8'4" (4.383 x 2.541)

Bedroom Two

9'7" x 11'2" (2.930 x 3.428)

Bedroom Three

8'4" x 9'0" (2.544 x 2.746)

Family Shower Room

5'11" x 9'5" (1.809 x 2.888)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

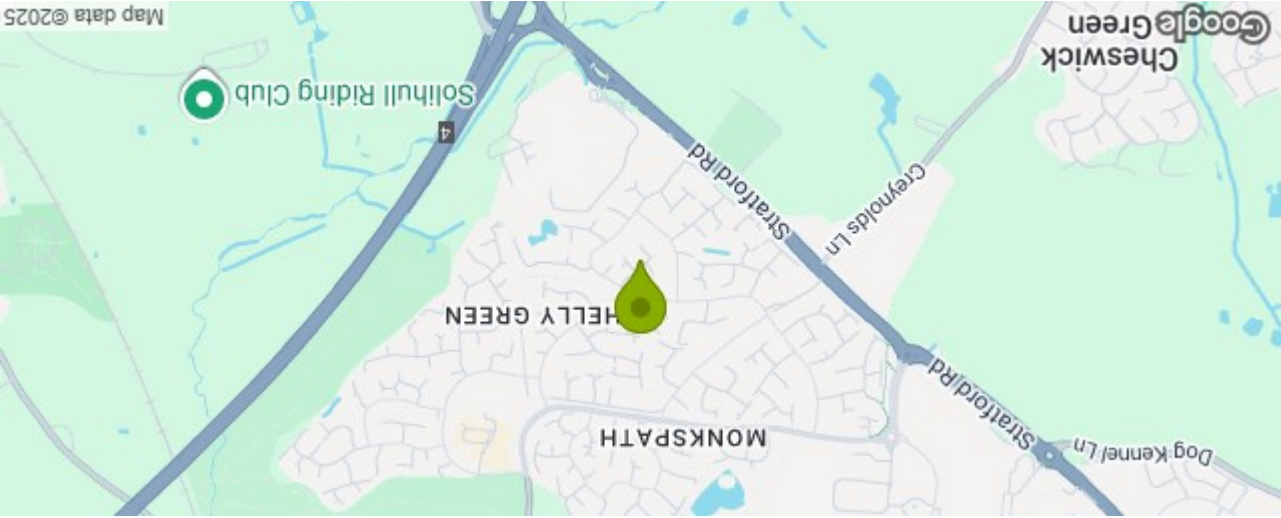
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 3/11/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 3/11/2025). 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

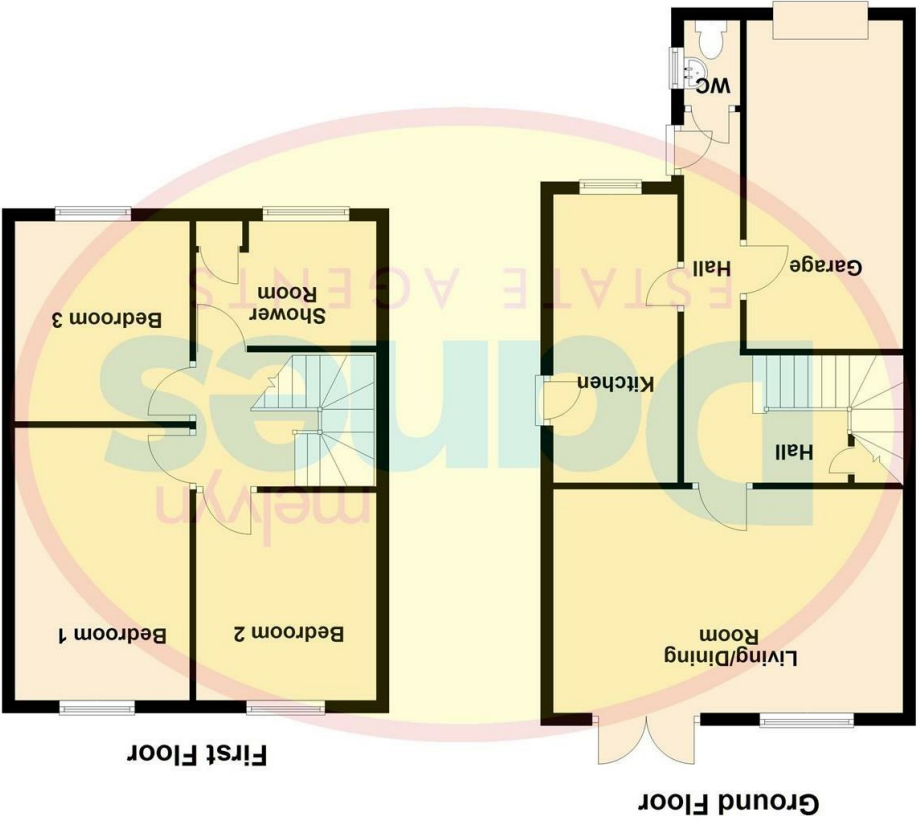
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



Energy Efficiency Rating		
Potential	Current	
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		
		

57 Tileford Close Solihull Solihull B90 4YF
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.