
melvyn
Danes
ESTATE AGENTS
Netherwood Close
Solihull
Asking Price £600,000

Description

Netherwood Close is a small cul-de-sac located off Greswolde Road situated within this popular 1930's development lying between Streetsbrook Road and the Warwick Road - both main arterial roads providing access to Solihull Town Centre. Netherwood Close also lies in the catchment area for the popular Oak Cottage Primary School which is a short 5 minute walk away.

The town centre of Solihull offers excellent shopping facilities and business premises together with a main line London to Birmingham railway station and Olton Railway Station is sited at the junction with Warwick Road and Ulverley Green Road.

There is easy access via the Warwick Road to junction 5 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

This extended 4-bedroomed semi-detached property is approached via a generous tarmac driveway, allowing parking for several vehicles, leading to the front and garage doors. An electric car charging point is installed to the side.

Accessed via a glazed outer door into the porch and inner doors into the hallway, the accommodation comprises an open plan living room/dining room with bay window to the front and two feature fireplaces. Sliding doors open from the dining area onto the rear patio. Off the hallway is the extended kitchen, offering a range of integrated appliances, leading through to a lobby/ground floor WC and internal access to the good-sized single garage. An additional set of sliding doors lead from the kitchen onto the rear patio.

On the first floor are four bedrooms. Three of these are excellent sized doubles with the fourth bedroom being a generous single or smaller double. Two of the double bedrooms have the benefit of a vanity sink and the family bathroom with three piece suite (shower over bath) is accessed from the landing, which also provides access to the loft via a drop down ladder. The generous loft space is currently used as storage having been partially floorboarded offering great potential.

To the rear of the property is a large private garden mainly laid to lawn with shrub borders, patio area and enclosed by panel fencing. A timber summer house provides further space for relaxation or garden furniture storage.













Accommodation

Entrance Porch

Entrance Hall

Living Room
12'0" x 16'2" max (3.661 x 4.947 max)

Dining Room
10'10" x 12'3" (3.308 x 3.748)

Garage
18'2" x 7'11" (5.554 x 2.437)

Ground Floor WC

Bedroom One
16'3" x 11'8" (4.954 x 3.573)

Bedroom Two
12'6" x 11'8" (3.814 x 3.581)

Bedroom Three
15'1" x 12'9" max (4.617 x 3.904 max)

Bedroom Four
12'1" max x 7'2" (3.702 max x 2.208)

Bathroom
6'7" x 8'9" (2.007 x 2.691)

Private Rear Gardens

Off Road Parking













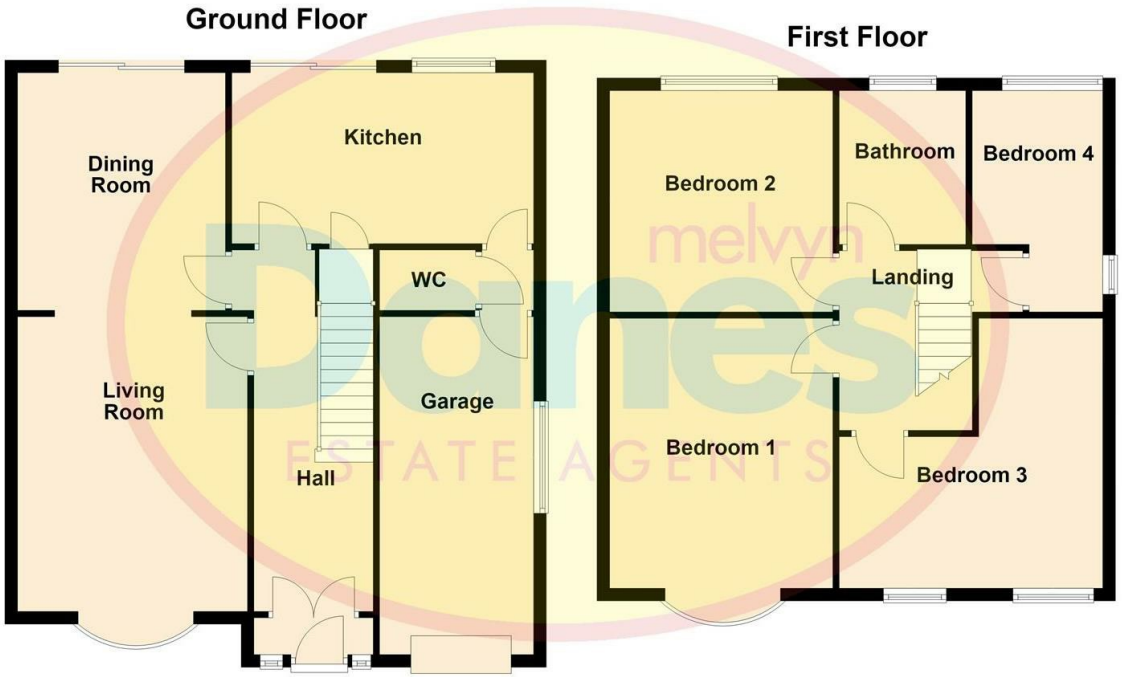
TENURE: We are advised that the property is Freehold.

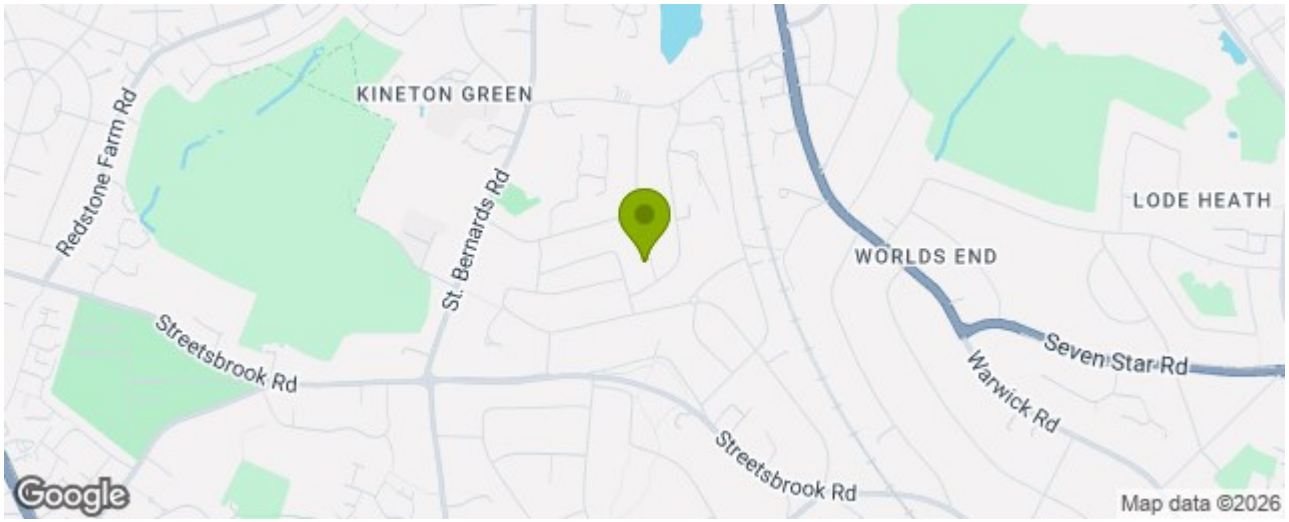
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.org.uk for broadband and mobile coverage at the property. From data taken on 13/10/2026 we understand that the standard broadband download speed at the property is around 16 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5500 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.

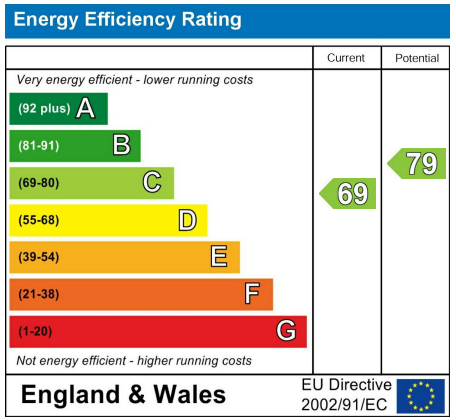
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed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





11 Netherwood Close Solihull Solihull B91 1DU
Council Tax Band: E



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.