



melvyn  
**Danes**  
ESTATE AGENTS



Valley Road

Solihull

Asking Price £315,000

## Description

Valley Road leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. 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 with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This 1950's semi-detached property is set back from the road behind a driveway leading to the UPVC front door and further side door giving access to the accommodation which is stylishly presented throughout.

The accommodation comprises of, entrance porch, through hall with under stair storage, front reception room with bay window, rear living room with French doors onto garden, recently fitted kitchen with a range of integrated appliances and under stair pantry, side utility space with sink and plumbing for washers, two double bedrooms with quality fitted storage, a third bedroom, family bathroom with shower and bath and good sized private rear gardens and off road parking.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Dining Room**

11'8" x 10'5" (3.57 x 3.20)

**Living Room**

14'3" x 10'5" (4.36 x 3.20)

**Kitchen**

10'8" x 8'1" (3.26 x 2.48)

**Side Utility**

**Bedroom One**

14'3" x 10'5" (4.36 x 3.20)

**Bedroom Two**

11'8" x 10'5" (3.57 x 3.20)

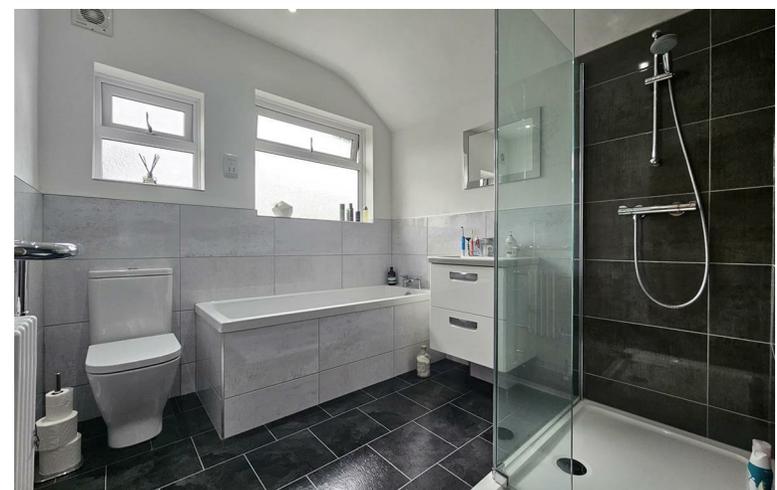
**Bedroom Three**

9'8" x 5'8" (2.97 x 1.73)

**Family Bath And Shower Room**

8'7" x 8'1" (2.62 x 2.48)

**Front and Rear Gardens**



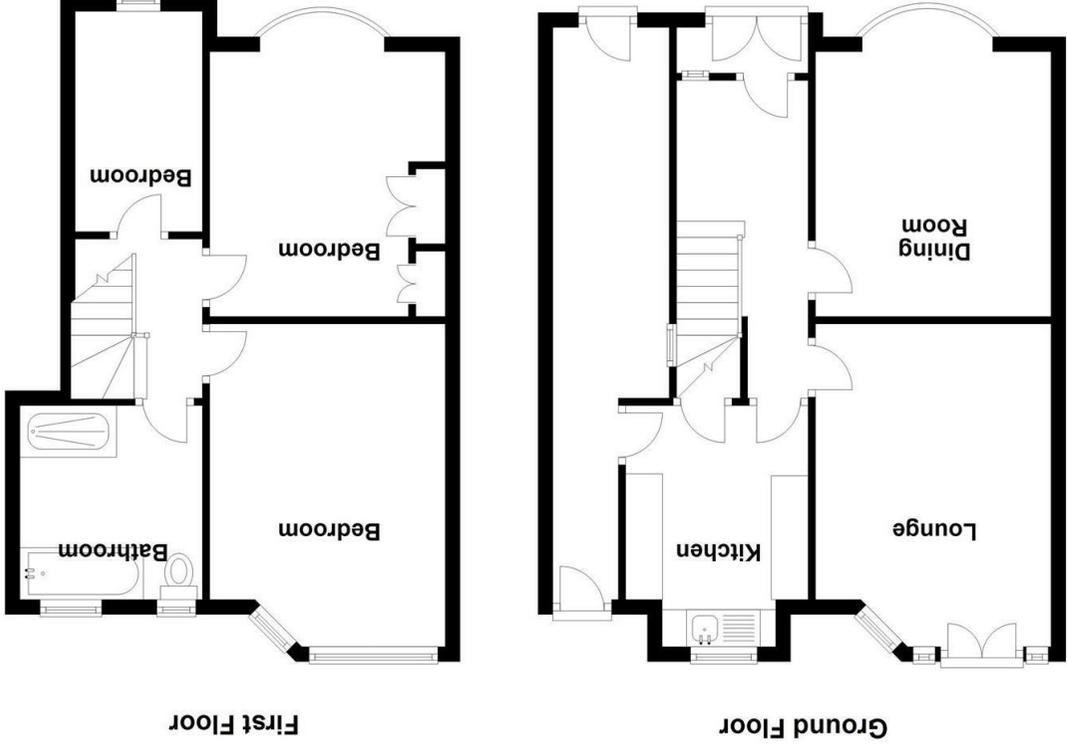
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: C

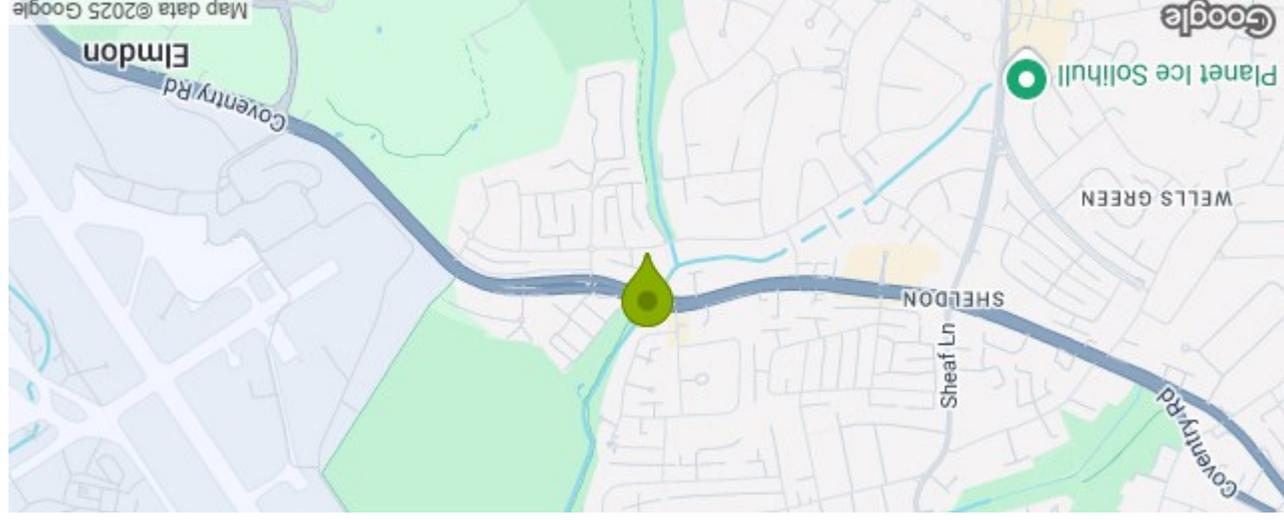
VIEWING: By appointment only with the office on the number below

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: 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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Total area: approx. 95.8 sq. metres (1030.8 sq. feet)



157 Valley Road Solihull B92 9AY  
Council Tax Band: C

| Energy Efficiency Rating                    |             |
|---|-------------|
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B                                   |             |
| (69-80) C                                   |             |
| (55-68) D                                   |             |
| (39-54) E                                   |             |
| (21-38) F                                   |             |
| (1-20) G                                    |             |
| Not energy efficient - higher running costs |             |
| Current                                     | 57          |
| Potential                                   | 87          |

EU Directive 2002/91/EC

England & Wales

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.