



melvyn
Danes
ESTATE AGENTS

Hollyfield Avenue

Solihull

Offers In Excess Of £725,000

Description

3 Hollyfield Avenue is a smart well presented four double bedroomed detached property in the heart of central Solihull. Within Tudor Grange catchment and offering a quality finish we expect this property to be popular.

Hollyfield Avenue is a most sought after road in Solihull which leads onto Danford Lane which links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. Blossomfield Road gives access to the town centre of Solihull passing Alderbrook School, Solihull College and Tudor Grange Park and leisure centre and access to Solihull's main line London to Birmingham railway station.

Travelling away from Solihull Blossomfield Road leads to Marshall Lake Road, where one will find a retail park, and on to the A34 Stratford Road in Shirley where there is a wide choice of shops and restaurants. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

The property is approached via a block paved drive way with fore garden that leads to the front door opening into the porch and further access into the accommodation which comprises of entrance hall with understairs storage, front sitting room with large bay window and feature fire place with attractive side windows. Rear reception, an extended room set up as a family living room with feature fire place, attractive side windows and bi fold doors opening onto the rear patio. Off the hallway is the open plan kitchen dining room. A fully fitted kitchen with a range of integrated appliances breakfast bar and ample space for dining table and chairs as well as occasional seating. Off the kitchen is access into the utility room with space and plumbing for washers with the benefit of access onto the side passage and further internal access into the single garage.

To the first floor we have four double bedrooms, two of which being of excellent proportions with the principle room benefitting from a bank of fitted wardrobes and access into the well appointed ensuite shower room. The other two rooms are good doubles one befitting from fitted storage. Off the landing is the family bathroom and well as a generous storage cupboard. The family bathroom is a well fitted room with bath, wash basin, toilet and separate walk in shower.

To the rear we have a large garden with an immediate block paved patio, large lawned area with mature borders and panelled fencing leading a second patio to the rear of the garden with the benefit of a garden shed.



Accommodation

Entrance Porch

Entrance Hall

Front Sitting Room

13'9" x 11'11" (4.193 x 3.643)

Rear Living Room

20'1" x 11'10" (6.135 x 3.621)

Open Plan Kitchen/Dining Room

18'5" x 16'2" max (5.627 x 4.929 max)

Utility

7'9" x 5'9" (2.375 x 1.766)

Ground Floor WC

Single Garage

16'0" x 8'10" (4.879 x 2.717)

Bedroom One

11'11" x 16'6" (3.639 x 5.050)

En-Suite

7'5" x 5'3" (2.282 x 1.610)

Bedroom Two

12'0" x 13'0" (3.668 x 3.975)

Bedroom Three

8'11" x 11'8" (2.718 x 3.568)

Bedroom Four

8'10" x 12'8" (2.717 x 3.865)

Family Bathroom

7'8" x 10'0" (2.361 x 3.060)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

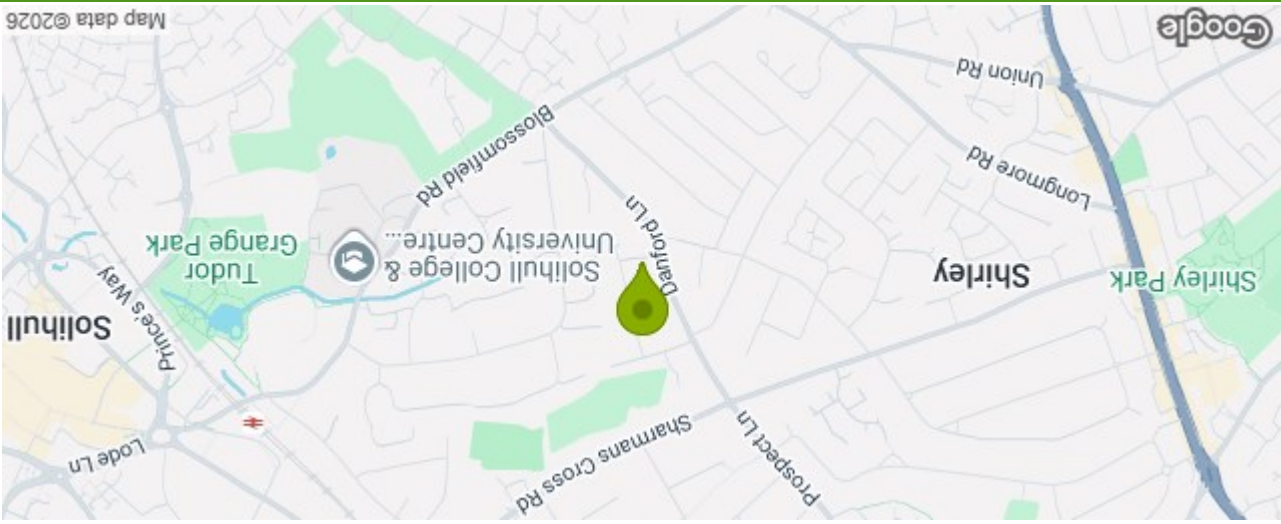
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 8000 Mbps. Data taken from checker.ofcom.org.uk on 7/9/2026. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have good current mobile coverage (data taken from checker.ofcom.org.uk on 30/6/2026). 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

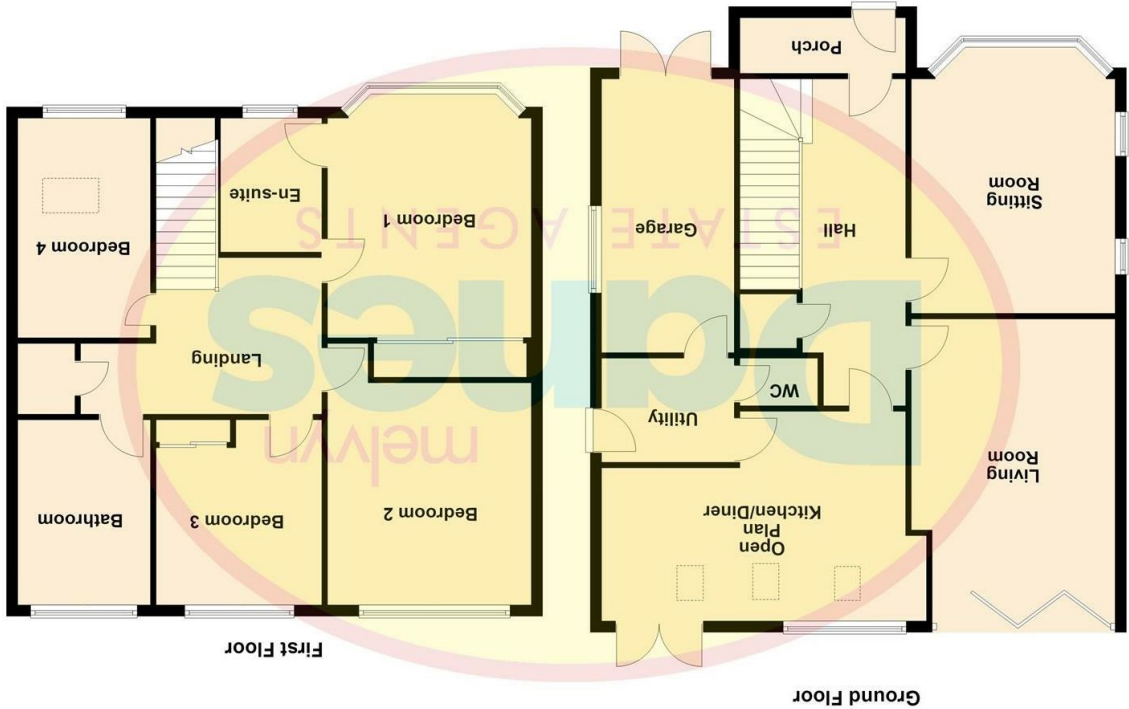
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.



3 Hollyfield Avenue Solihull Solihull B91 1QJ
Council Tax Band: F

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
(92 plus)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Current	Potential	
	65	75



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.