

melvyn  
**Danes**  
ESTATE AGENTS

Lyndon Road

Solihull

Asking Price £350,000

## Description

Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style semi-detached house is ideally positioned for local amenities and schooling including Olton Primary and St Margaret's Church of England.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The property is approached via a block paved driveway leading to the front door which allow access into the accommodation which comprises of entrance hall with access into the ground floor WC, through reception with front dining room with large bay window and rear living room with log burner and double doors opening onto the open plan kitchen/dining/snug room. This room is heavily extended and offers a great open plan space with fitted kitchen including a range of integrated appliances, double French doors onto the rear garden and ample space for seating.

To the first floor we have three bedrooms all of which are great sized doubles and two of which have bay windows. Off the landing is the shower room with thermo shower, wash basin, toilet and heated towel rail.

To the rear we have a private garden mainly laid to lawn with a good sized deck and access into the double garage with power and lighting. To the front we have off road parking for numerous vehicles.



**Accommodation**

**Entrance Hall**

**Through Living Dining Room**

25'0" x 9'10" (7.645 x 3.014)

**Open Plan Kitchen/Dining/Snug**

19'4" max x 17'10" max (5.896 max x 5.437 max)

**Ground Floor WC**

**Bedroom One**

9'11" x 12'9" (3.040 x 3.896)

**Bedroom Two**

9'11" x 12'4" (3.040 x 3.764)

**Bedroom Three**

6'2" x 20'6" (1.882 x 6.250)

**Shower Room**

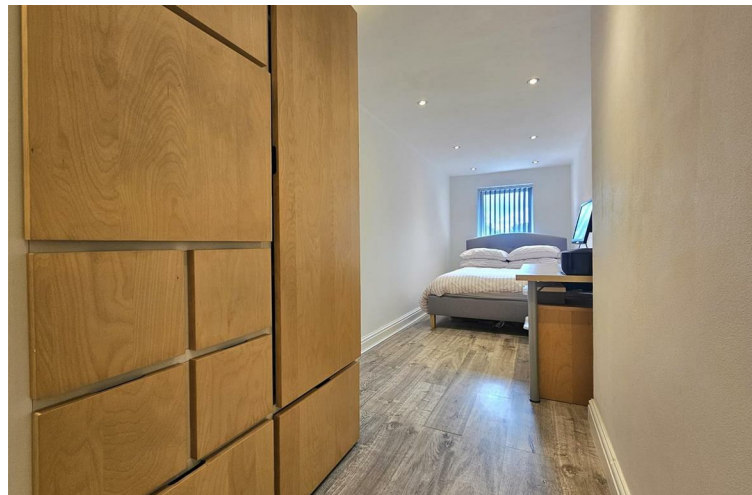
5'4" x 6'3" (1.649 x 1.929)

**Double Garage**

21'1" x 17'6" (6.433 x 5.356)

**Private Rear Gardens**

**Off Road Parking**



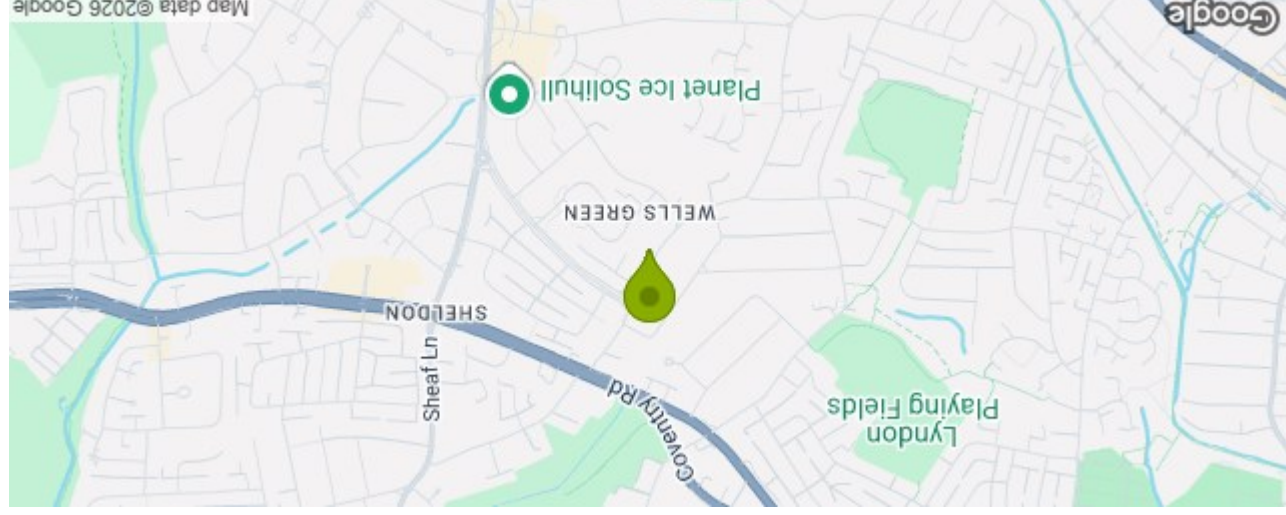
TENURE: We are advised that the property is Freehold

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.gov.uk](http://www.ofcom.gov.uk) for broadband and mobile coverage at the property. From data taken on 21/4/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 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.

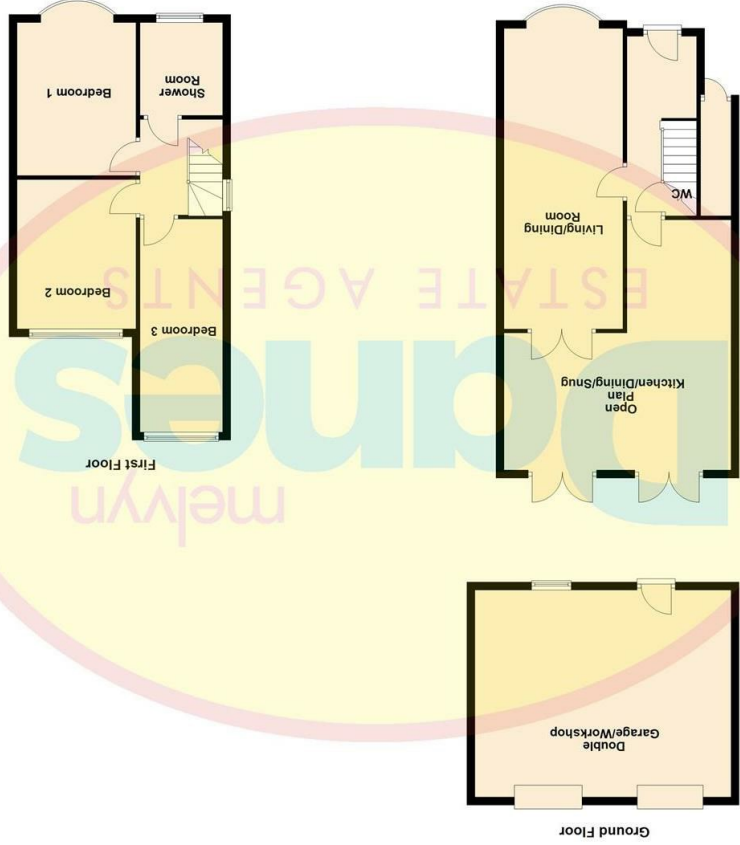
**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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	
EU Directive 2002/91/EC	

Current: 66  
Potential: 78

340 Lyndon Road Solihull B92 7QT  
Council Tax Band: C



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.