



melvyn
Danes
ESTATE AGENTS

Blaythorn Avenue

Solihull

Offers Around £299,950

Description

Blaythorn Avenue leads from Eastbury Drive which in turn joins Ulleries Road. At the junction with Hobs Moat Road one will find a crescent of local shops serving everyday needs together with a choice of restaurants and takeaway outlets behind which is a doctors surgery and local library.

Frequent bus services operate along Hobs Moat Road to the town centre of Solihull, via Lode Lane, or in the opposite direction to the A45 Coventry Road at the Wheatsheaf in Sheldon where one will find further shopping facilities. The A45 gives access to the city centre of Birmingham and travelling in away from Birmingham one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

An ideal location therefore for this beautifully presented and extended Bryant built semi detached house which is being sold with the benefit of no upward chain and requires immediate internal inspection to be appreciated and comprises of, entrance porch, entrance hall, living room with bay window and under stair storage, refitted and extended kitchen dining room with internal garage access and French doors onto the rear garden. To the first floor we have two bedroom both of which benefit from fitted storage and the fitted shower room. To the rear we have landscaped gardens with raised beds and rear decking with garden shed.



FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

LOUNGE

14'4" x 9'10" (4.392 x 3.015)

**REFITTED KITCHEN/DINING
ROOM**

21'2" x 7'3" (6.453 x 2.222)

LANDING

BEDROOM ONE

9'8" x 11'3" (2.960 x 3.453)

BEDROOM TWO

9'0" x 6'9" (2.754 x 2.058)

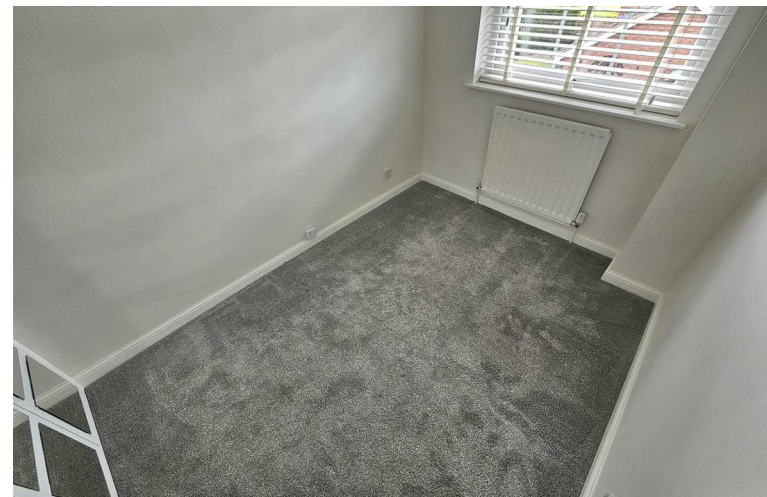
SHOWER ROOM

5'6" x 6'0" (1.699 x 1.849)

SINGLE SIDE GARAGE

16'9" x 7'5" (5.113 x 2.273)

DELIGHTFUL REAR GARDEN



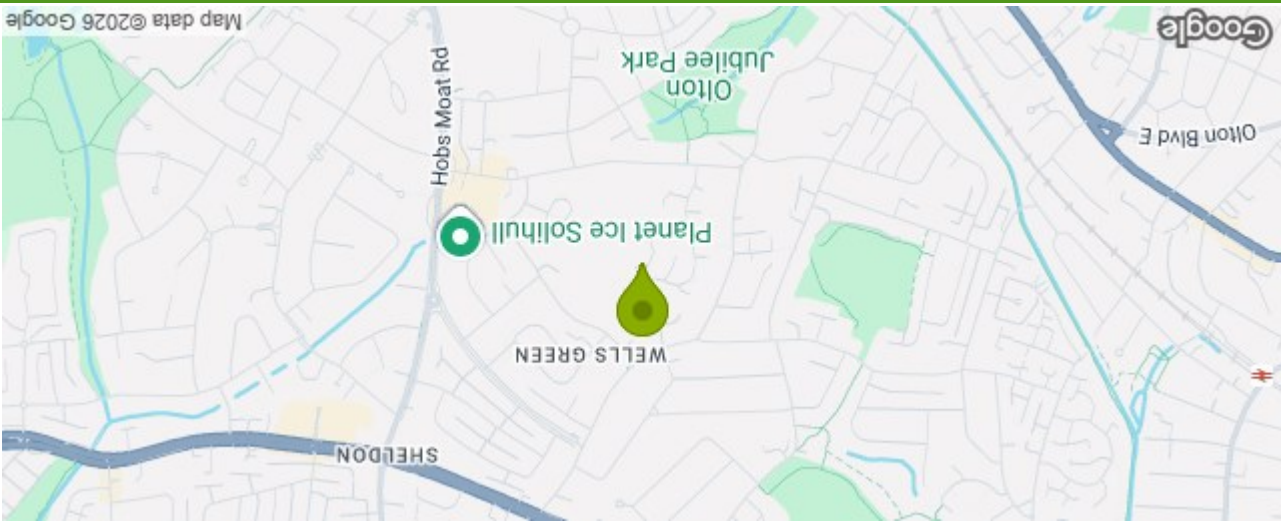
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 13 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 15/05/2026. 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 11/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

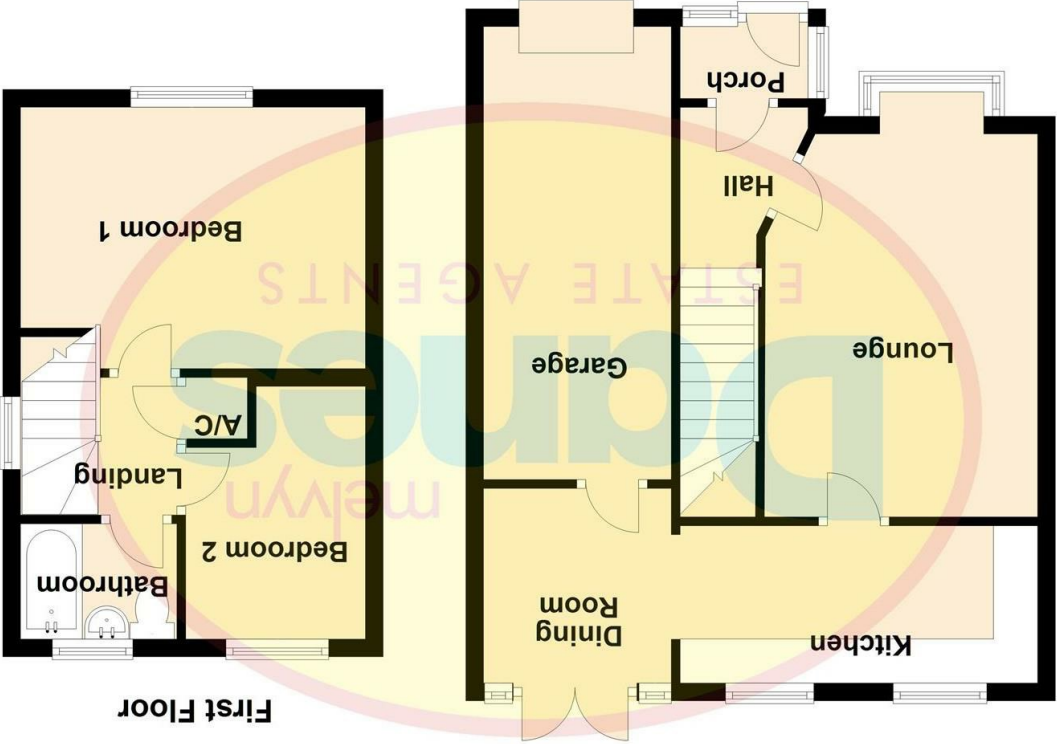
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective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

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.



Ground Floor



54 Blaythorn Avenue Solihull Solihull B92 8TS
Council Tax Band: C

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

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.