

melvyn
Danes
ESTATE AGENTS

Ulleries Road
Solihull
Asking Price £360,000

Description

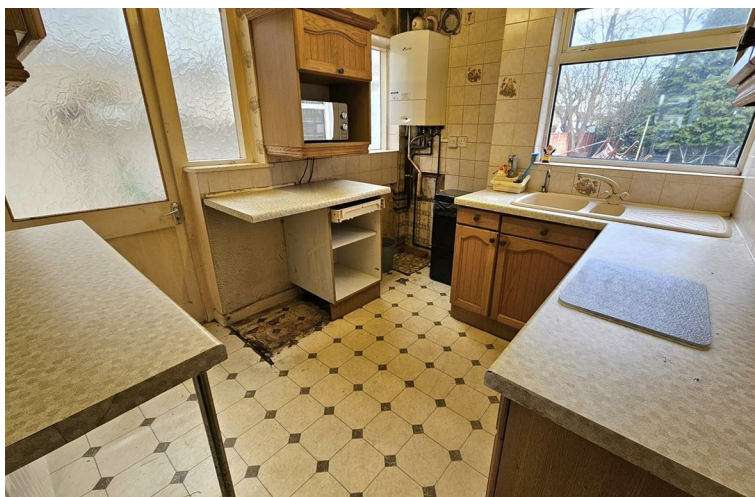
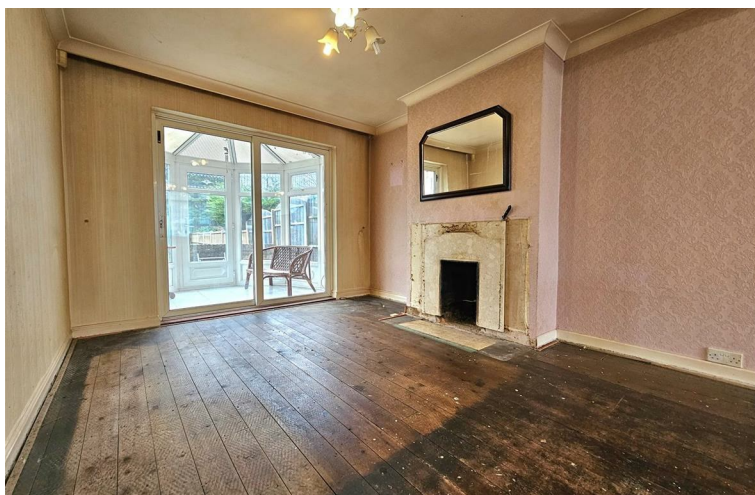
The property is situated towards the top of Ulleries Road (West end). A well-established tree lined road of mature properties, leading from Lyndon Road to Hobs Moat Road. It has easy access to regular bus services in and out of Solihull town centre and Birmingham City centre.

Local shops are located within walking distance at Hobs Moat, Lyndon Road and Richmond Road. Hobs Moat having the additional facilities of a Petrol Station, Solihull Ice Rink and a choice of restaurants and takeaway outlets. There are further shopping facilities along the A45 (Coventry Road) in Sheldon and Wheatshaf areas. The A45 giving access to Birmingham and travelling in the opposite direction you come to Birmingham International Airport, Birmingham International Railway Station, NEC and Resorts World, and Junction 6 of the M42 motorway.

The freehold property was built in the late 1930's. It offers sound well-constructed accommodation that is ideally situated for an excellent range of schools covering all ages and are all within easy walking distance of the property.

The accommodation benefits from first floor extensions allowing for a fourth bedroom whilst also offering potential to further increase the size subject to planning permissions.

The accommodation currently comprises of entrance porch, through hall with access to all rooms, through lounge dining room with bay window to front elevation and sliding doors leading into the conservatory. Off the hall way we have a fitted WC and access into the fitted kitchen currently housing the boiler. With access through into the utility space and further internal access into the single garage. To the first floor we have four bedrooms three of which are good sized doubles with various built in storage/wardrobe options. The family bathroom is a good size offering a 3 piece suite. The property benefits from generous private rear gardens mainly laid to lawn with large raised patio and bordered by panelled fencing. The accommodation would benefit from a scheme of works but this has been reflected in the appealing asking price.



Accommodation

Entrance Porch

Entrance Hall

Through Lounge Dining Room

23'7" x 10'3" (7.2 x 3.13)

Conservatory

4'11" x 10'4" (1.5 x 3.15)

Kitchen

6'6" x 8'7" (2.00 x 2.63)

Utility

10'3" x 6'1" (3.13 x 1.86)

Garage

16'6" x 8'8" (5.03 x 2.65)

Ground Floor WC

Bedroom One

11'7" x 10'4" (3.54 x 3.15)

Bedroom Two

11'0" x 8'3" (3.36 x 2.52)

Bedroom Three

13'4" x 7'8" (4.08 x 2.36)

Bedroom Four

7'3" x 8'2" (2.23 x 2.50)

Family Bathroom

6'9" x 8'3" (2.06 x 2.53)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold

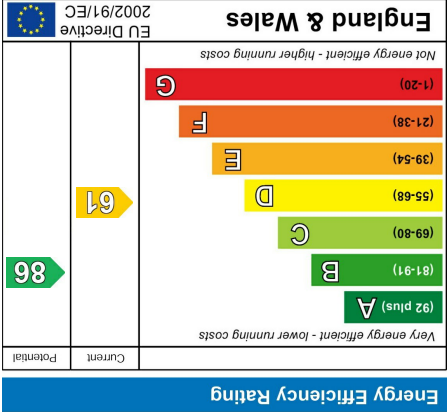
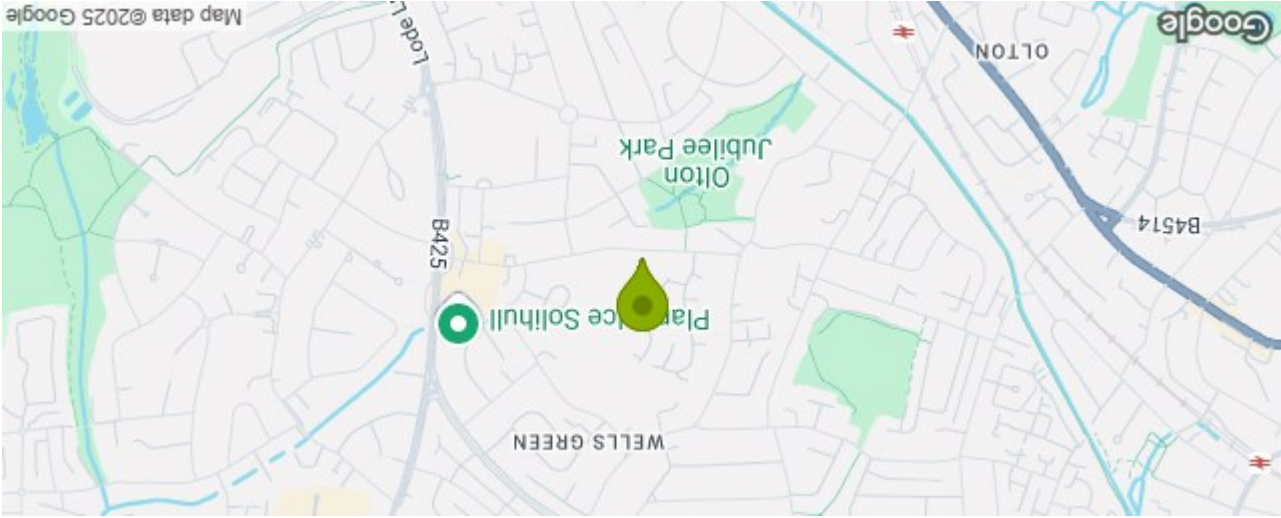
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/3/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 25/03/2025). 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

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: 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



51 Ulleries Road Solihull B92 8DX
Council Tax Band: D

Total area: approx. 115.1 sq. metres (1239.1 sq. feet)

