

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, black, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, black, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story brick house with a tiled roof, a blue front door, and a blue garage door. The house is situated on a paved driveway. To the left, there is a white garage door with a blue door. The house has a satellite dish on the wall and a chimney. The sky is blue with white clouds. In the foreground, there are some red-leaved plants.

Ventnor Road  
Solihull  
Asking Price £300,000



## Description

Ventnor Road leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. 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 three bedroom semi detached property is freshly renovated, well presented, and offers flexible living over two floors and comprises of, entrance hall, fitted kitchen with under stair storage and a range of integrated appliances, utility space/study, large open plan living dining room with bay window and glazed sliding doors opening onto the rear garden, covered side passage with access into ground floor WC.

To the first floor we have three bedrooms two of which are great sized doubles and both benefitting from fitted storage. The third bedroom is a generous single room. The family bathroom is well fitted with p shaped bath and shower over with vanity storage.

To the rear we have private gardens with large covered patio and generous lawned area bordered by panelled fencing with path leading to various planting areas and shielded sheds/store at the bottom of the garden. To the front we have off road parking on an attractive tarmac with block set driveway.





**Accommodation**

**Entrance Hall**

**Kitchen**

6'3" x 9'6" (1.925 x 2.901)

**Utility/Study**

8'11" x 6'5" (2.733 x 1.958)

**Living/Dining Room**

12'5" x 17'11" (3.787 x 5.478)

**Covered Side Passage**

**Ground Floor WC**

**Bedroom One**

13'2" x 10'10" (4.027 x 3.317)

**Bedroom Two**

9'7" x 10'10" (2.942 x 3.317)

**Bedroom Three**

7'11" x 6'11" (2.436 x 2.122)

**Family Bathroom**

7'11" x 5'10" (2.428 x 1.787)

**Garage/Store**

**Off Road Parking**

**Private Rear Gardens**





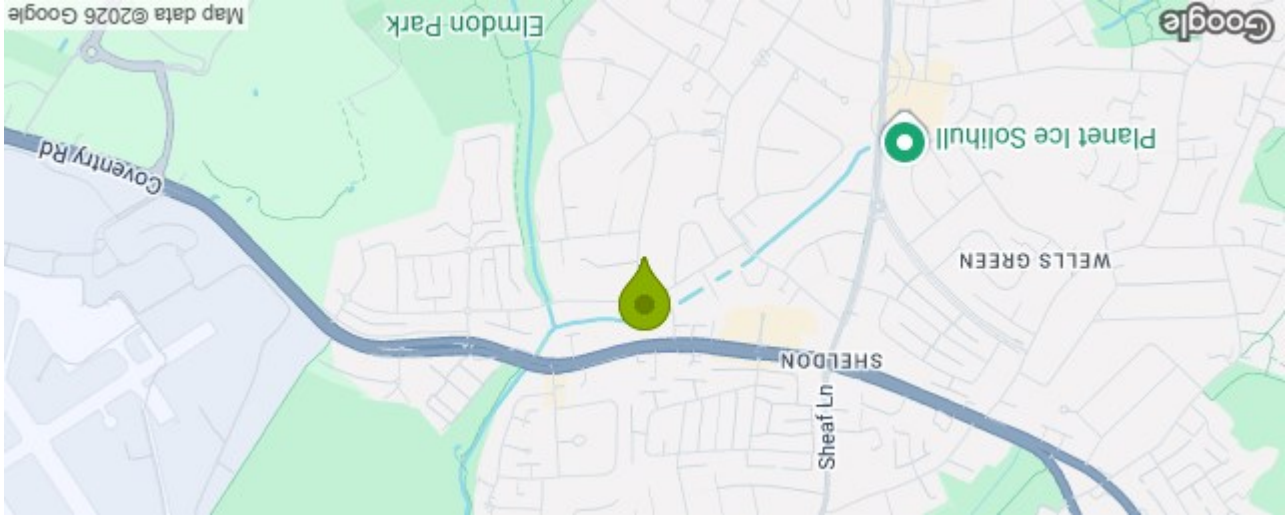
TENURE: We are advised that the property is Freehold

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 13/5/2025 we understand that the standard broadband download speed at the property is around 1600 Mbps, and the estimated fastest download speed currently achievable for the property post code area 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 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.

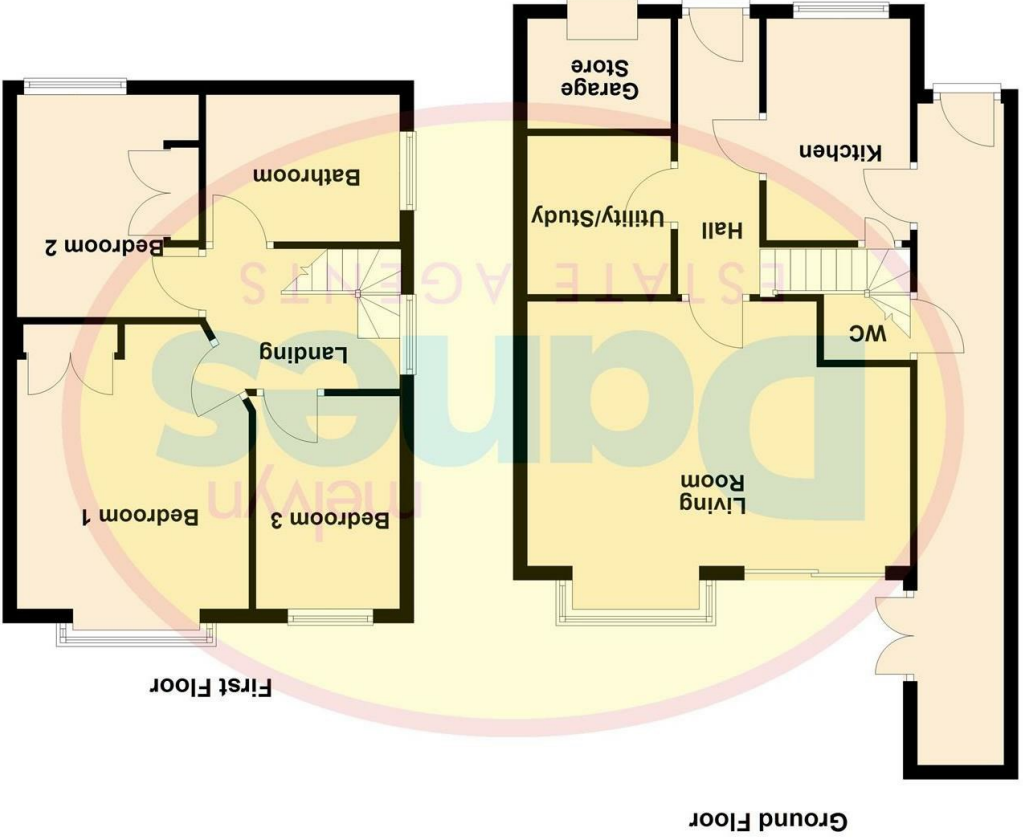


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

82

66

87 Ventnor Road Solihull Solihull B92 9BH  
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.