



melvyn  
**Danes**  
ESTATE AGENTS

Wilberforce Way

Solihull

Asking Price £475,000

## Description

Wilberforce Way is sited indirectly off off Damson Parkway via Cloudbridge Drive which indirectly leads to Hampton Lane which in turn joins the A41 Warwick Road, one of the main arterial roads into to the town centre of Solihull. Solihull has a thriving shopping centre and business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

Damson Parkway also gives access to the A45 Coventry Road giving access to the city centre of Birmingham, via Sheldon, or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. The property is ideally located for infant and secondary catchment areas and is just a short walk from Solihull town Centre.

The property is set back from the road on a corner plot with off road parking, fore garden and side garden with rear gate access. The drive affords parking for numerous vehicles and leads us to the accommodation which comprises of, entrance hall, living room with bay window, feature fireplace and double doors opening into the dining room which has further access into the kitchen breakfast room and French doors opening onto the rear garden. A well appointed fitted kitchen with heaps of storage option and a range of integrated appliances with ample space for a table and chairs, under stair storage and access into the ground floor WC and single garage with further access into the rear garden.

To the first floor we have three double bedrooms one of which has a fitted en-suite that would benefit from some upgrades and a bank of fitted wardrobes. The family bathroom has been extended and offers a four piece suite with separate shower. The landing space is generous and has loft access and airing cupboard storage.

To the rear we have a private garden mainly laid to lawn with some mature shrubs and bordered by panelled fencing.



## Accommodation

### Entrance Hall

### Living Room

14'5" x 11'3" (4.410 x 3.440)

### Dining Room

9'3" x 12'10" (2.831 x 3.915)

### Kitchen Breakfast Room

16'2" max x 15'6" max (4.933 max x 4.734 max)

### Ground Floor WC

### Single Garage

16'3" x 7'6" (4.960 x 2.288)

### Bedroom One

12'5" x 11'4" (3.787 x 3.475)

### En-Suite

### Bedroom Two

11'9" x 13'2" (3.592 x 4.014)

### Bedroom Three

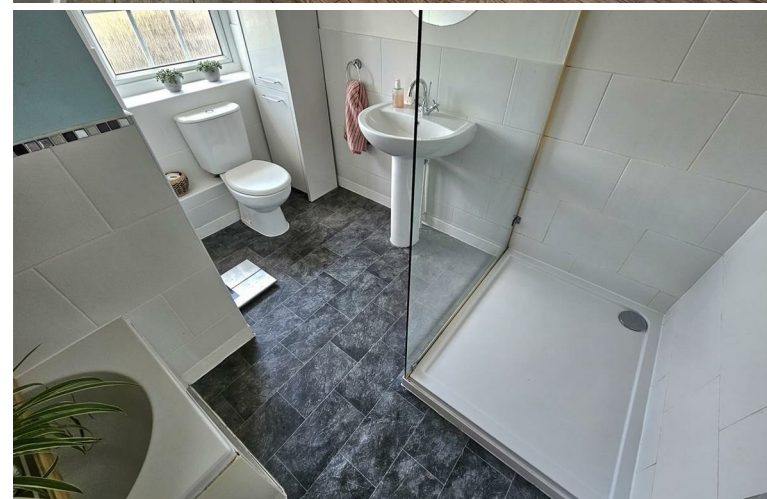
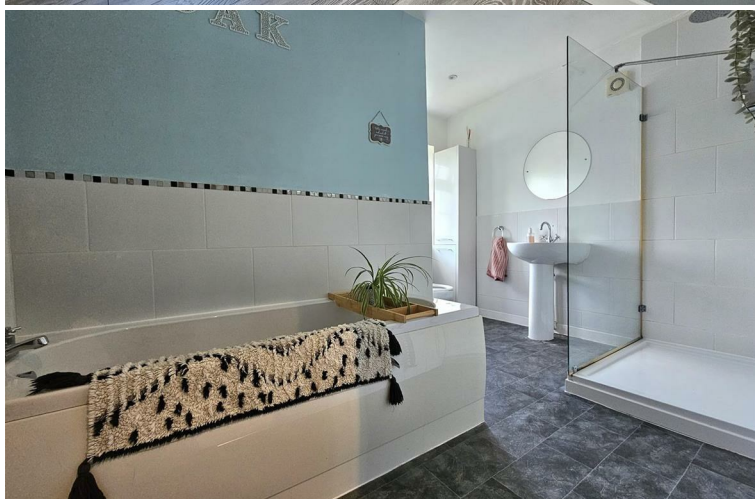
12'10" x 9'4" (3.914 x 2.847)

### Family Bathroom

11'2" x 9'4" max (3.416 x 2.848 max)

### 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 17 Mbps, however please note that result 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 7/07/2025. Actual service availability at the property or speeds received may be different.

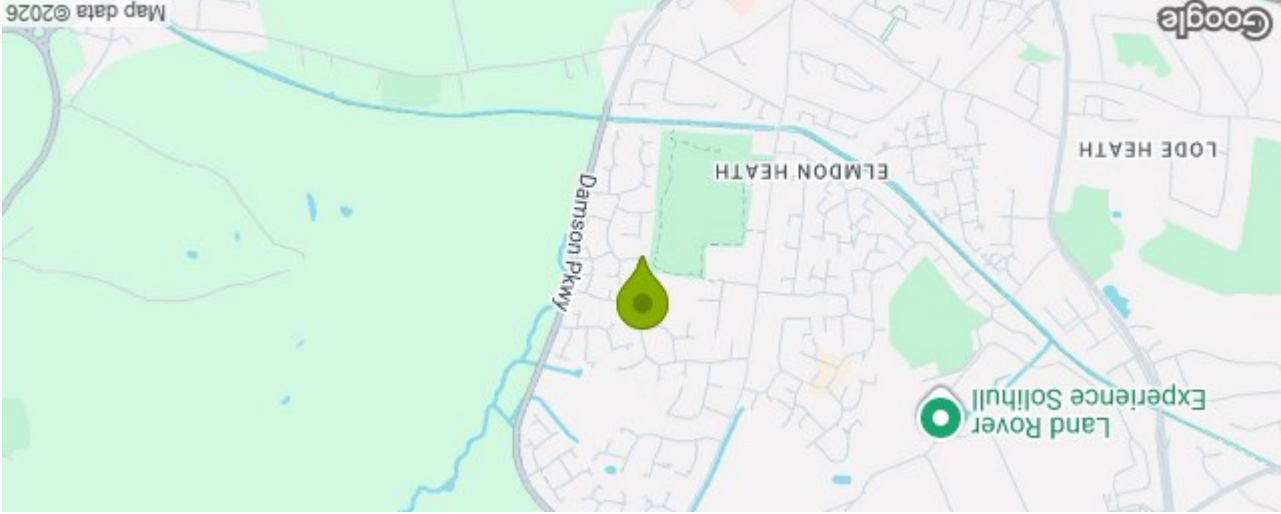
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 7/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

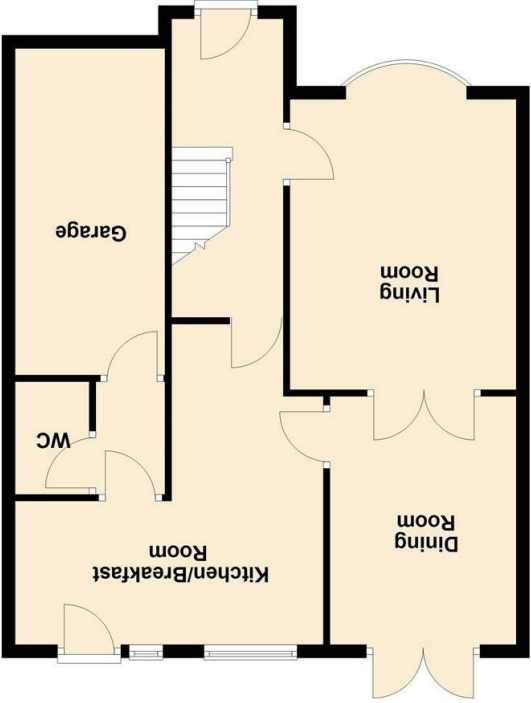
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective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

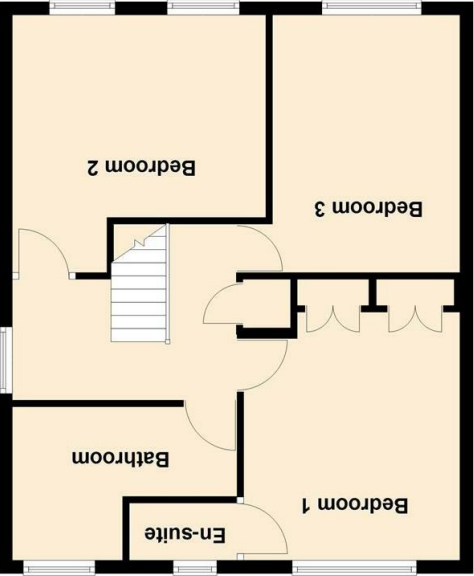
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



Ground Floor



First Floor



6 Wilberforce Way Solihull Solihull B92 0QA  
Council Tax Band: E

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

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.