
melvyn
Danes
ESTATE AGENTS
12
Charingworth Road
Solihull
Asking Price £400,000

Description

Charingworth Road leads off Ebrington Avenue which leads from Old Lode Lane where one will find local shopping with further shopping in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

Regular bus services operate along Old Lode Lane to the town centre of Solihull or in the opposite direction to the A45 Coventry Road at the Wheatsheaf. The A45 gives access to the city centre of Birmingham and travelling away from Birmingham along here 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.

This traditional style semi-detached house is available chain free and the accommodation has been tastefully kitted out by the current owners offering bright and airy extended living spaces that comprise of large block paved drive way allowing parking for numerous vehicles, entrance porch allowing access into the hallway. The hall gives access to the through living room that benefits from a bay window and glazed French doors opening into the extended kitchen dining room. The kitchen is a beautiful space having been extended and offering vaulted ceiling with skylights, fitted kitchen with a range of integrated appliances, French doors onto the rear garden, ample space for a large dining table and currently an area used as a home office. Off the kitchen is the utility area with space and plumbing for white goods, toilet with wash basin. Accessed from the front of the property is the single garage currently housing the recently fitted combi boiler.

To the first floor we have three bedrooms two of which are great sized doubles with built in storage. The third bedroom is a generous single room. Off the landing is the family bathroom offering a four piece suite with separate shower and bath as well as airing cupboard storage and loft access.

To the rear we have a landscaped garden with two tier patio and steps leading up to a large lawn with mature planted boarders and panelled fencing with raised planting beds and a garden shed.













Accommodation

Entrance Porch

Entrance Hall

Living Room
23'3" x 9'6" (7.093 x 2.908)

Open Plan Kitchen/Dining Room
21'8" max x 16'10" max (6.624 max x 5.145 max)

Utility/WC
10'5" x 3'10" (3.178 x 1.189)

Bedroom One
9'10" x 12'5" (3.011 x 3.801)

Bedroom Two
9'10" x 10'4" (3.011 x 3.157)

Bedroom Three
8'4" x 7'5" (2.552 x 2.280)

Bathroom
5'4" x 7'1" (1.635 x 2.180)

Single Garage
13'9" x 7'5" (4.208 x 2.282)

Private Rear Gardens

Off Road Parking













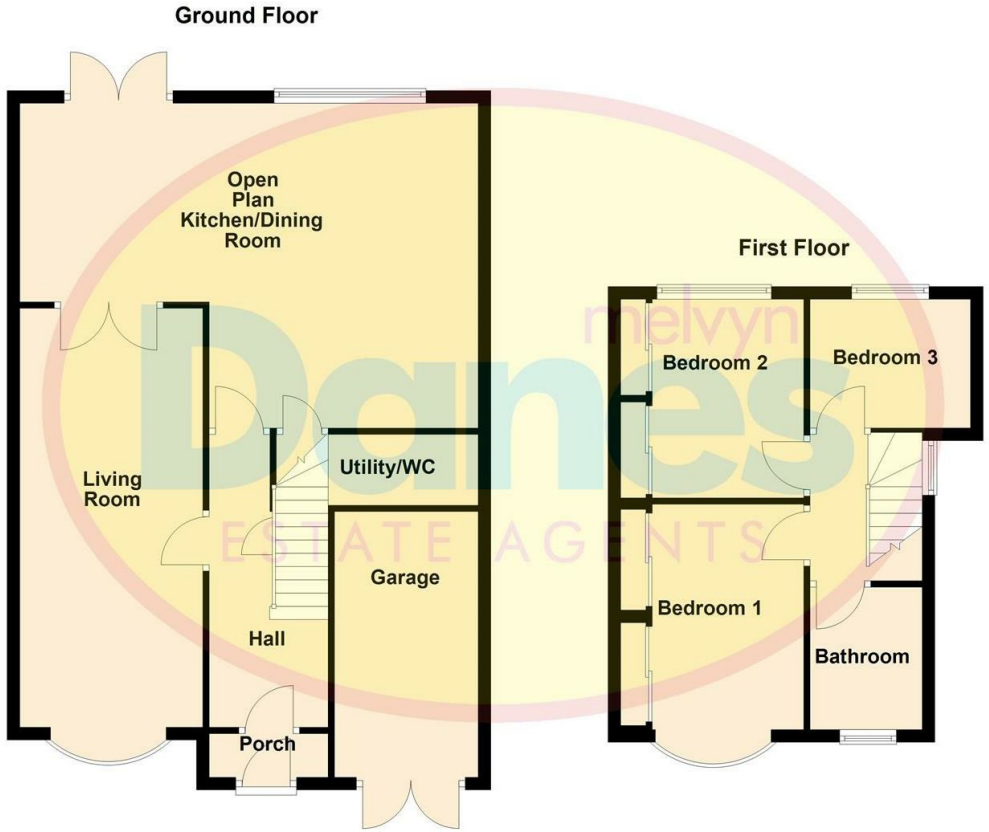
TENURE: We are advised that the property is Freehold

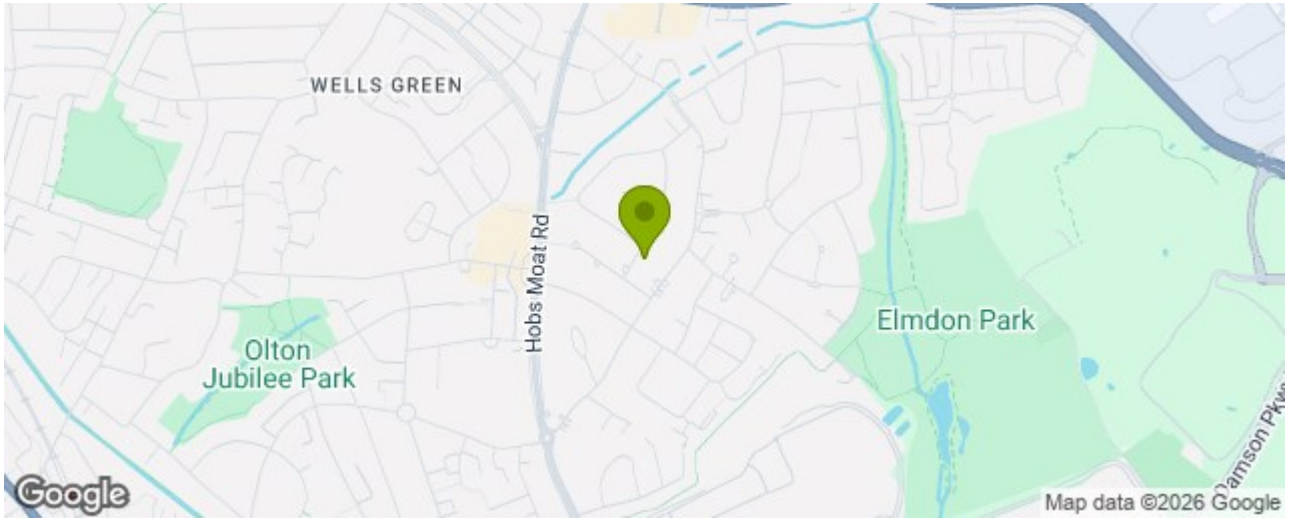
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.org.uk for broadband and mobile coverage at the property. From data taken on 22/04/2025 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.

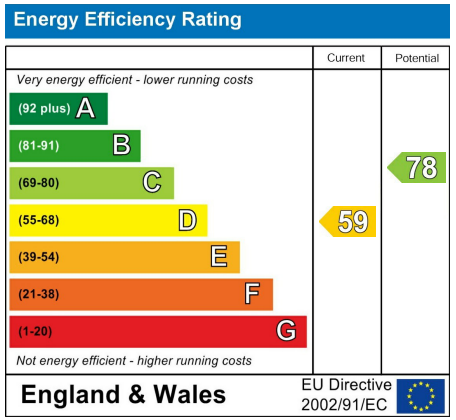
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.





12 Charingworth Road Solihull Solihull B92 8HT
Council Tax Band: D



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.