

A photograph of a two-story semi-detached house. The house has a white upper story with a large bay window and a white garage door. The lower story is made of red brick. The house is situated on a paved driveway. The sky is blue with some clouds. The house number '18' is visible on the wall next to the front door.

melvyn
Danes
ESTATE AGENTS

Hatchford Brook Road
Solihull
Offers Over £325,000

Description

Hatchford Brook Road leads from Old Lode Lane where one will find local shopping, primary school and along which regular bus services operate to the town centre of Solihull or out to the A45 Coventry Road in Sheldon and on into the city centre of Birmingham.

Travelling away from Birmingham along the A45 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.

Nearby is Tanhouse Farm Road where Elmdon Park can be found, a pleasant area of public open space with children's play area, duck pond and historic church, and therefore an ideal location for this family home which is set back from the road behind a paved driveway leading to the accommodation.

The accommodation is stylishly presented and comprises of off road parking for numerous vehicles, entrance porch, entrance hall, living room with log burner and large bay window, dining room with glazed door onto landscaped gardens, fitted kitchen with a range of integrated appliances and side door onto garden allowing rear access into the garage/utility area. The first floor we have three bedrooms two of which are great sized doubles each with attractive bay windows, family bathroom and loft access.

The gardens to this property have been attractively landscaped offering porcelain tiles bordered by raised beds leading to a large lawned area with side path and children's play area and garden shed at the bottom.



Accommodation

Entrance Porch

Entrance Hall

Living Room

10'7" x 10'8" (3.25 x 3.26)

Dining Room

11'3" x 10'8" (3.45 x 3.26)

Kitchen

15'7" x 7'3" (4.75 x 2.23)

Bedroom One

11'3" x 10'8" (3.45 x 3.26)

Bedroom Two

9'10" x 10'8" (3.01 x 3.26)

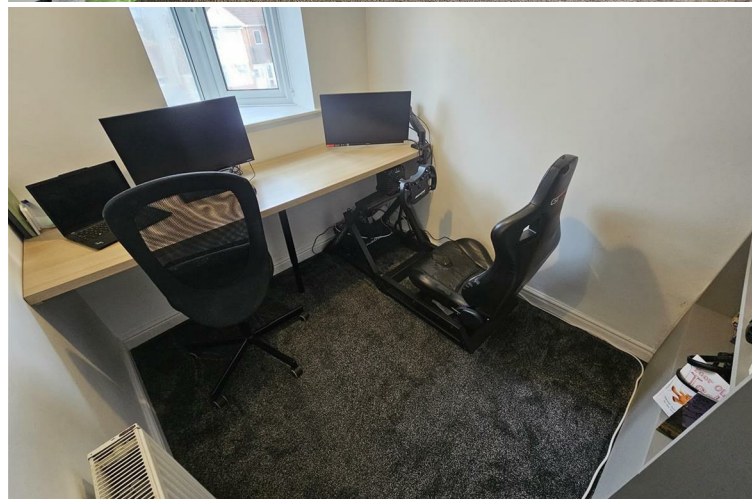
Bedroom Three

9'6" x 7'1" (2.91 x 2.17)

Family Bathroom

9'4" x 7'4" (2.87 x 2.24)

Front and Rear Gardens



TENURE: We are advised that the property is freehold

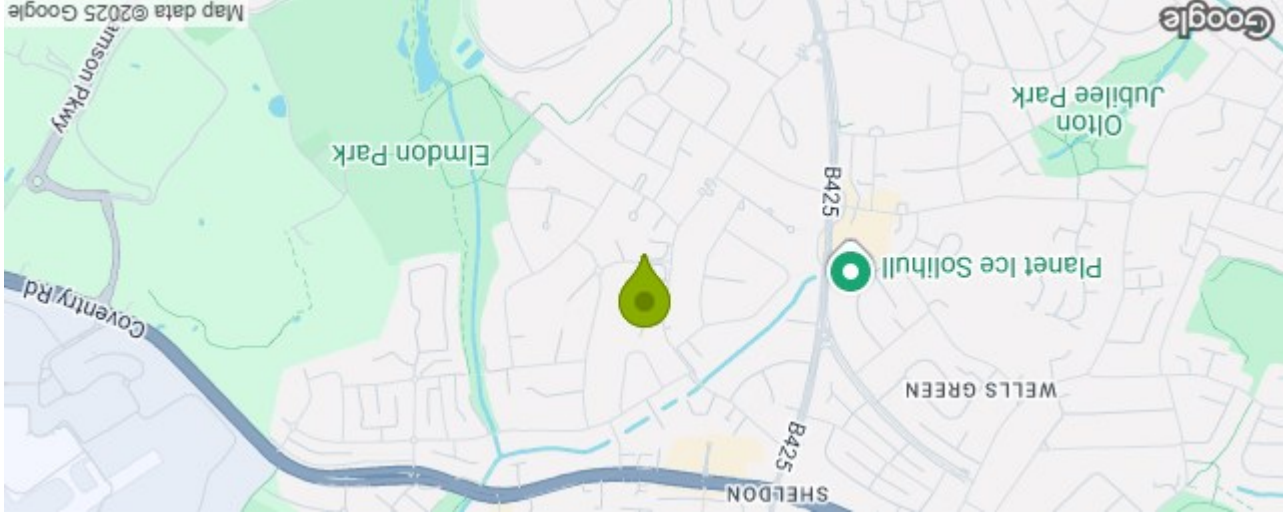
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. 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 24/01/2025). 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

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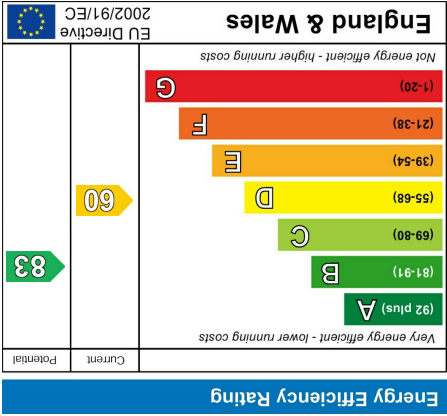
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Ground Floor



18 Hatchford Brook Road Solihull B92 9AG
Council Tax Band: C



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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.