



melvyn
Danes
ESTATE AGENTS

Glencroft Road
Solihull
Offers Around £290,000



Description

Glencroft Road leads just off Valley Road In Solihull accessed via Coventry Road and Old Lode Lane. There are local shops at Hatchford Brook and Hobs Moat with larger stores and hosteries on the A45 Coventry Road at The Wheatsheaf including Morrisons and Marks & Spencers.

Well regarded local schooling can be found within walking distance to Valley Infants and Hatchford Brook and senior schooling at Lyndon or Lode Heath, all of which are dependent on confirmation through the local education.

Nearby Elmdon Park offers a superb open space with children's play area, large lake with nature reserve and conservation area.

The A45 links 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 forming the hub of the Midlands motorway networks.

An ideal location for this well presented three bedroom property set back from the road via a block paved front driveway, a UPVC front door opens into the porch with door into the hallway with stairs to the first floor accommodation and door into the lounge. With UPVC bay window to the front and door into the refitted kitchen diner with modern wall, drawer and base units, integrated induction hob, oven, dishwasher and fridge freezer, a door opens into the conservatory giving access into the utility space with plumbing for utilities and a sink and front independent access.

To the rear we have landscaped rear gardens with raised beds and panelled fencing and decking area with path leading to the large brick built garage with rear access.

On the first floor there are three bedrooms, two of which are great sized doubles and a family bathroom.



Accommodation

Entrance Porch

Entrance Hall

Living Room

13'0" x 12'1" (3.977 x 3.684)

Kitchen/Dining Room

11'0" x 15'0" (3.353 x 4.583)

Conservatory

8'5" x 11'9" (2.568 x 3.582)

Utility Space

Bedroom One

10'5" x 9'2" (3.181 x 2.811)

Bedroom Two

11'0" x 9'2" (3.360 x 2.802)

Bedroom Three

7'7" x 5'6" (2.322 x 1.685)

Bathroom

7'11" x 5'5" (2.423 x 1.659)

Rear Garage

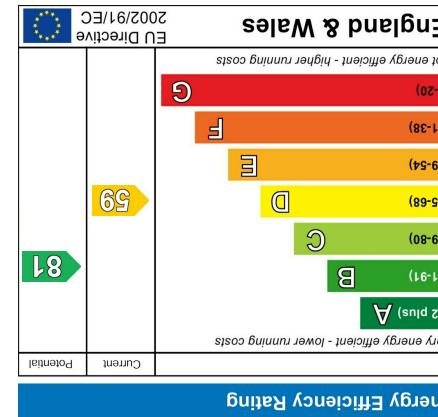
18'2" x 15'11" (5.544 x 4.853)

Private Gardens

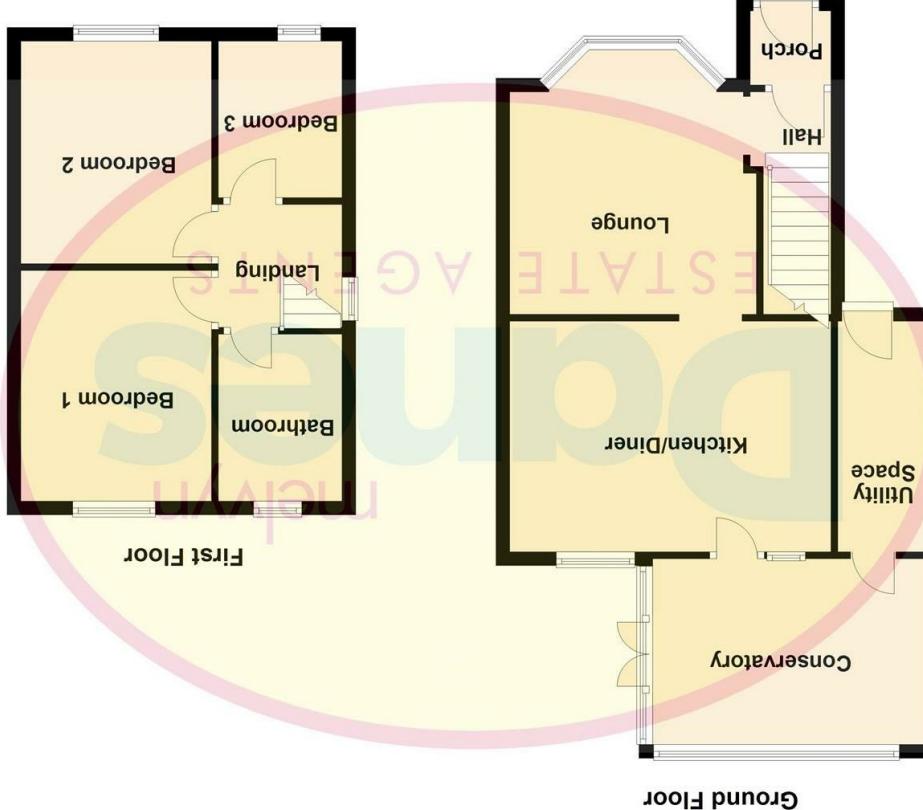
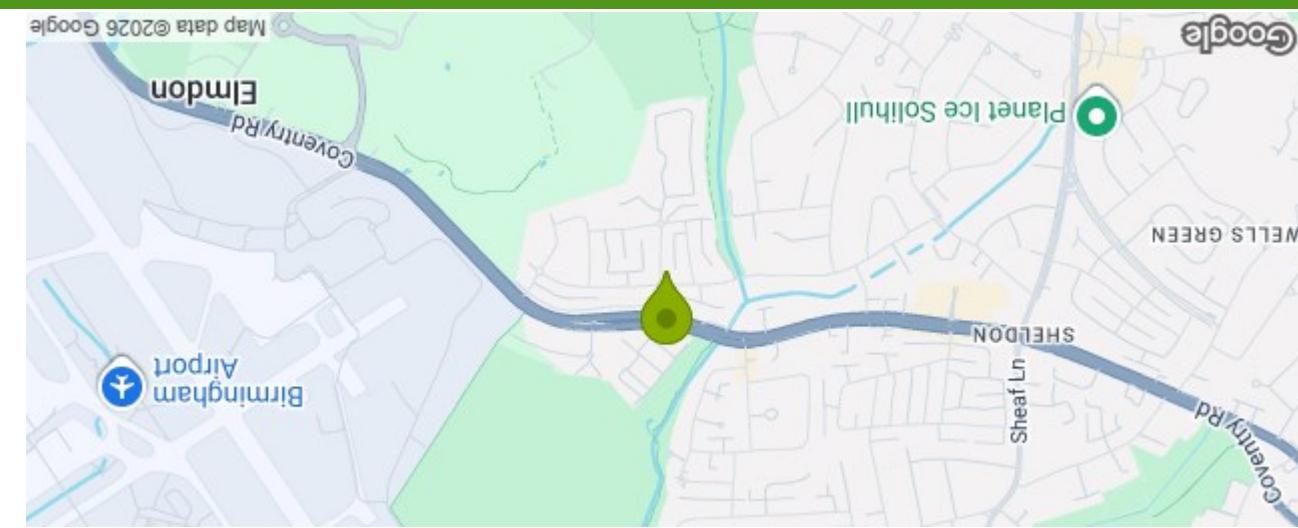
Off Road Parking



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.



21 Glencroft Road Solihull Solihull B92 9BB
Council Tax Band: C



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CONSUMER PROTECTION FROM UNFAIR TRADING 2008: These particulars are for general guidance only and are in working order. Prospective Purchaser should obtain verification from the seller, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order. Individuals Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyer 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 items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, fixtures or services mentioned and do not by these particulars or otherwise warrant that they are in working order. Prospective Purchaser should obtain verification of all legal and factual matters and information from the seller. Any subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be liable to have mobile coverage (data taken from checker.ofcom.org.uk on 24/06/2025). Please note that the property is likely to have mobile coverage that is not available in all areas.

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

MOBILE: We understand that the property is likely to have mobile coverage (data taken from checker.ofcom.org.uk on 24/06/2025). Please note that the property is likely to have mobile coverage that is not available in all areas.

BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, 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 24/06/2025. Actual service availability at the property or speeds received may be different.