



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 holstelries 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.

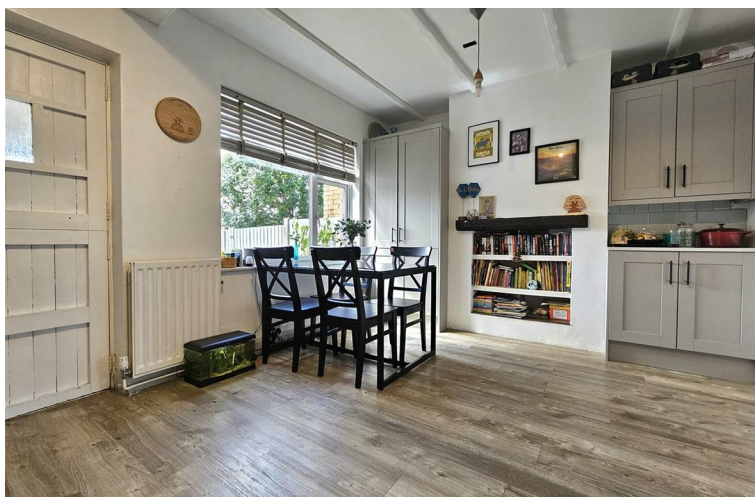
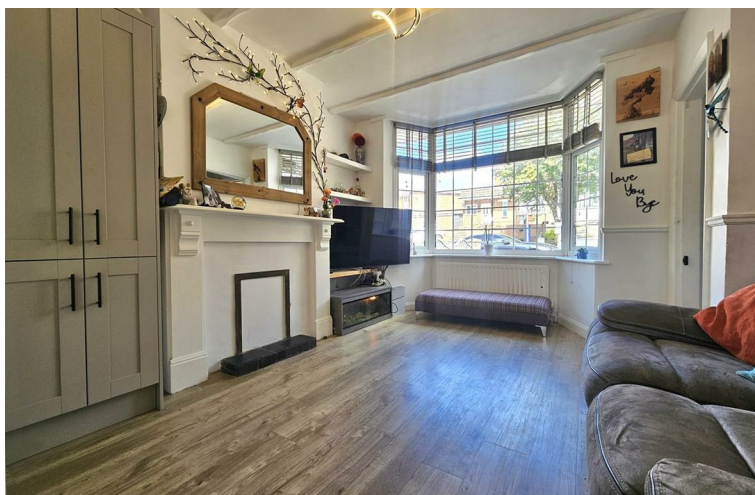
Nearby Elmdon Park offers a superb open space with children's play area, large lake with nature reserve and conservation area.

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



ENURE: We are advised that the property is freehold.

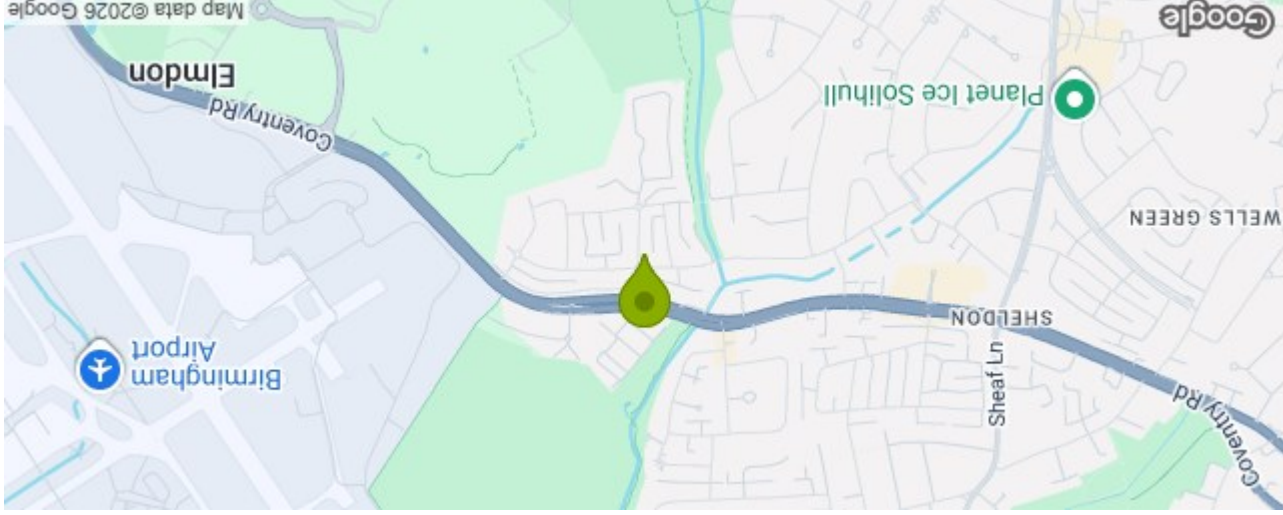
BROADBAND: We understand that the standard broadband download speed at the property is around 15Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/06/2025. Actual service availability at the property or speeds received may be different.

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 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.

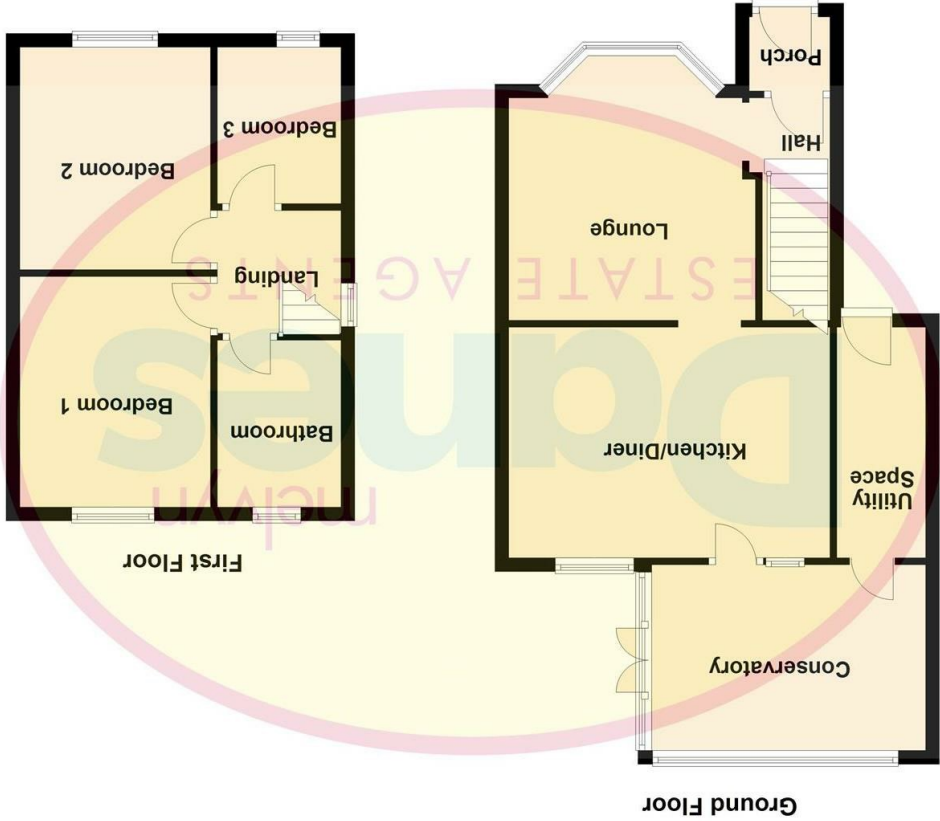
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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 intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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. 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 the sale.



| Energy Efficiency Rating | | |
|---|-------------|----|
| Very energy efficient - lower running costs | A (92 plus) | 81 |
| | B (81-91) | |
| Not energy efficient - higher running costs | C (69-80) | 59 |
| | D (55-68) | |
| | E (39-54) | |
| | F (21-38) | |
| | G (1-20) | |
| | | |
| EU Directive 2002/91/EC | | |

21 Glencroft Road Solihull Solihull B92 9BB
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.