



melvyn
Danes
ESTATE AGENTS



Wharton Avenue

Solihull

Offers In Excess Of £400,000

Description

Wharton Avenue leads off Rowood Drive which joins Damson Lane along which regular bus services operate to the town centre of Solihull and out towards the A45 Coventry Road. The A45 gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway. Jaguar Land Rover is within walking distance just off Damson Lane.

Local shops will be found in both Damson Lane and in nearby Yew Tree Lane together with a doctors surgery and further shops will be found in Rowood Drive as well as great schooling within walking distance.

The town centre of Solihull offers an excellent array of shopping facilities together with a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

An excellent location for the three/four bed roomed link detached property with independent annex which is approached via a paved drive way allowing parking for numerous vehicles that leads to the front door allowing access into the accommodation which comprises of entrance hall, ground floor WC, fitted kitchen with a range of integrated appliances and space for breakfast bar/table and chairs. Off the hallway is access into the open plan living/dining room. And extended room that is generous in proportions with feature fire place, open arch into the dining area and French doors opening onto the rear patio.

To the first floor we have three bedrooms two of which are good sized doubles and both of those have fitted storage. The third bedroom is a good sized single currently set up as a dressing room. Off the landing is the refitted shower room with walk in shower, wash basin, toilet and fitted storage and the loft access with drop down ladder.

To the rear we have a private garden mainly laid to lawn with good sized patio area, bordered by mature shrubs and panelled fencing.

This property benefits from an independent self contained annex that is accessed via its own front door that leads into the accommodation comprising of fitted kitchen, fitted shower room and WC and bedroom/living space. Its an ideal space for an elderly person or a young adult. The side accommodation would also generate a good rental income.



Accommodation

Entrance Hall

Fitted Kitchen

12'4" x 10'2" (3.76 x 3.11)

Living room

16'0" x 14'6" (4.90 x 4.445)

Dining Room

15'1" x 8'2" (4.60 x 2.49)

Ground Floor WC

Bedroom One

13'5" x 9'4" (4.09 x 2.85)

Bedroom Two

13'1" x 9'3" (4.00 x 2.84)

Bedroom Three

10'0" x 6'9" (3.06 x 2.07)

Family Shower Room

9'0" x 6'4" (2.75 x 1.95)

Private Rear Garden

Off Road Parking

Annex

Fitted Kitchen

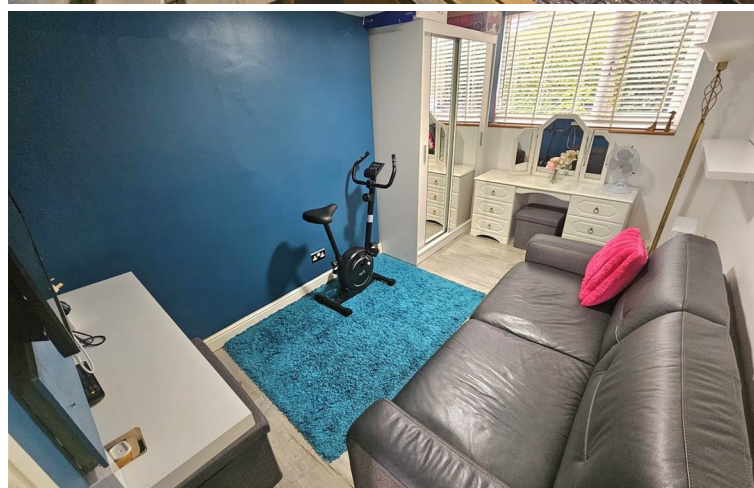
7'11" x 6'6" (2.43 x 2.00)

Shower Room

6'2" x 4'11" (1.90 x 1.51)

Living/Bedroom

12'2" x 8'1" (3.72 x 2.47)



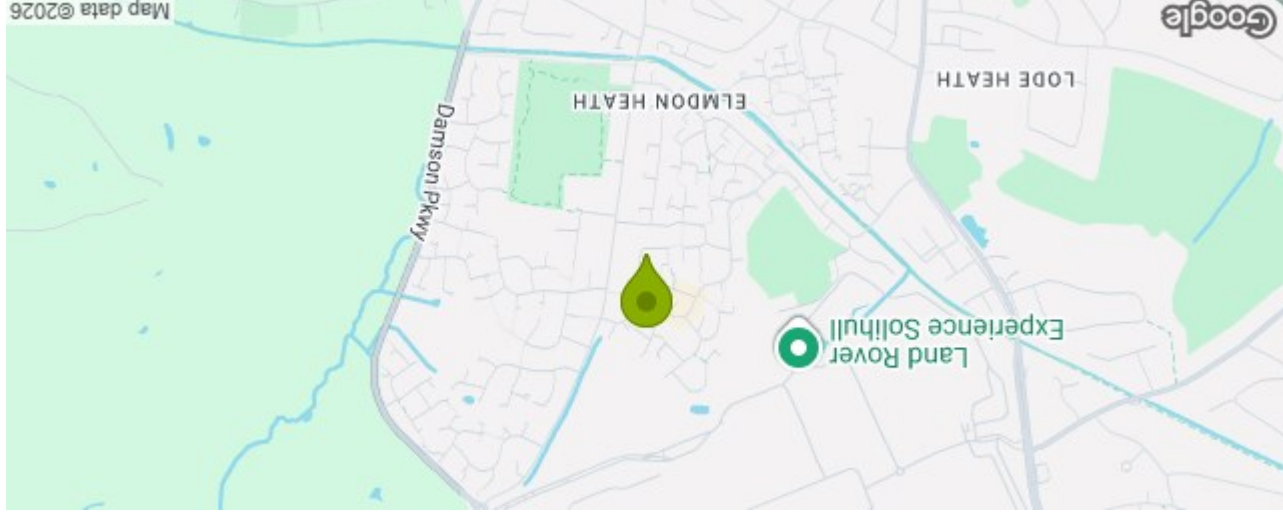
TENURE: We are advised that the property is Freehold

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.gov.uk for broadband and mobile coverage at the property. From data taken on 19/6/2025 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.

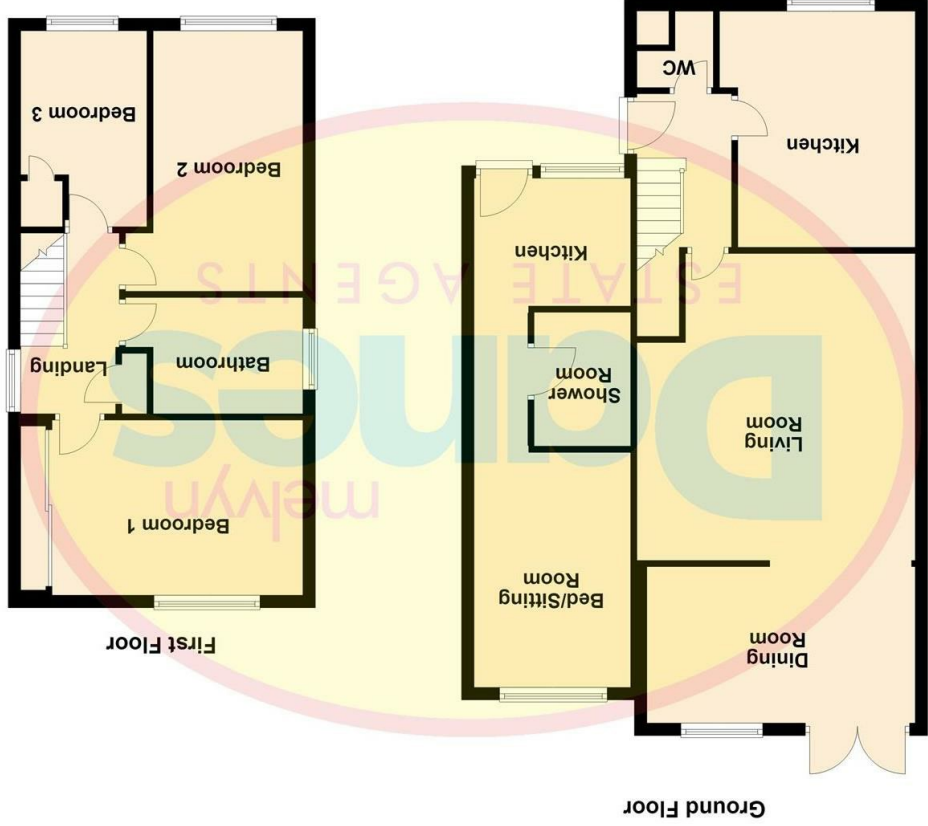
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



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

Current: 72
Potential: 81

57 Wharton Avenue Solihull Solihull B92 9LZ
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.