

The logo for Melvyn Danes Estate Agents is located in the top right corner. It consists of a yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a grey gabled section. It features a bay window on the left, a white front door with a small arched window, and a white double garage door. The house is surrounded by a paved driveway and a garden with various plants and trees.

Coverdale Road

Solihull

Asking Price £350,000

Description

Coverdale Road leads directly from Lyndon Road which is sited just off Richmond Road which leads to the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This traditional style semi-detached property is ideally positioned for local amenities and schooling. Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond.

A more comprehensive range of shopping facilities can be found along the A45 and regular bus services operate along here to the city centre of Birmingham and surrounding areas. The A45 gives access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42.

The A41 also offers regular bus services to Acocks Green Village and Solihull town centre where one will find an abundance of shopping facilities. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre.

The property is set back from the road behind a block paved driveway with side fore garden leading to the accommodation which would benefit from a scheme of works and comprises of entrance porch, entrance hall with under stair storage, dining room with bay window and access into the rear living room with glazed door onto the garden. Off the hall is the fitted kitchen and further access into the utility with door into the rear garden and a door into the single garage.

To the first floor we have four bedrooms three of which are good sized doubles with various fitted storage options. Off the landing is the family bathroom and loft access.

To the rear we have a good sized private garden bordered by panelled fencing and to the front there is ample off road parking and a small fore garden bordered by mature shrubs.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

14'7" x 10'10" (4.448 x 3.317)

Living Room

14'6" x 10'10" (4.442 x 3.317)

Kitchen

7'3" x 12'1" (2.216 x 3.693)

Utility

10'6" x 6'1" (3.207 x 1.879)

Single Garage

19'2" x 6'1" (5.866 x 1.879)

Bedroom One

15'2" x 10'10" (4.628 x 3.317)

Bedroom Two

14'6" x 10'10" (4.422 x 3.317)

Bedroom Three

26'10" x 6'0" (8.191 x 1.834)

Bedroom Four

7'0" x 9'3" (2.136 x 2.843)

Bathroom

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

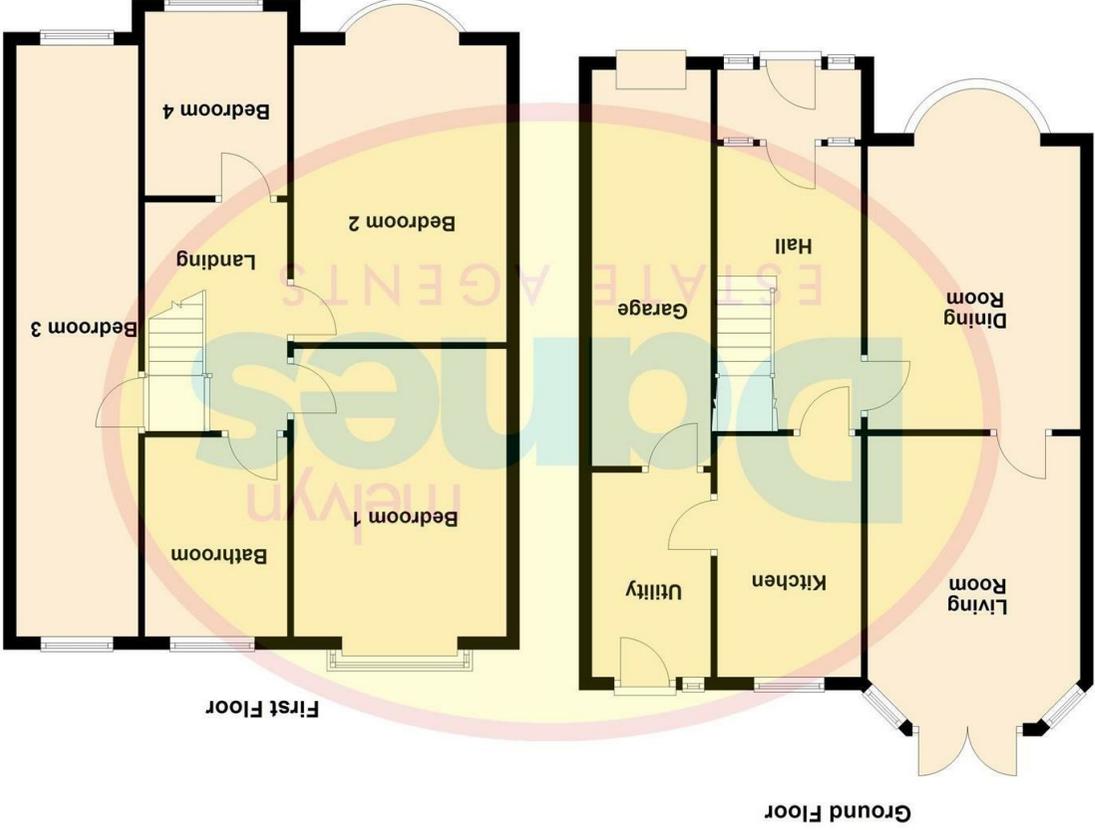
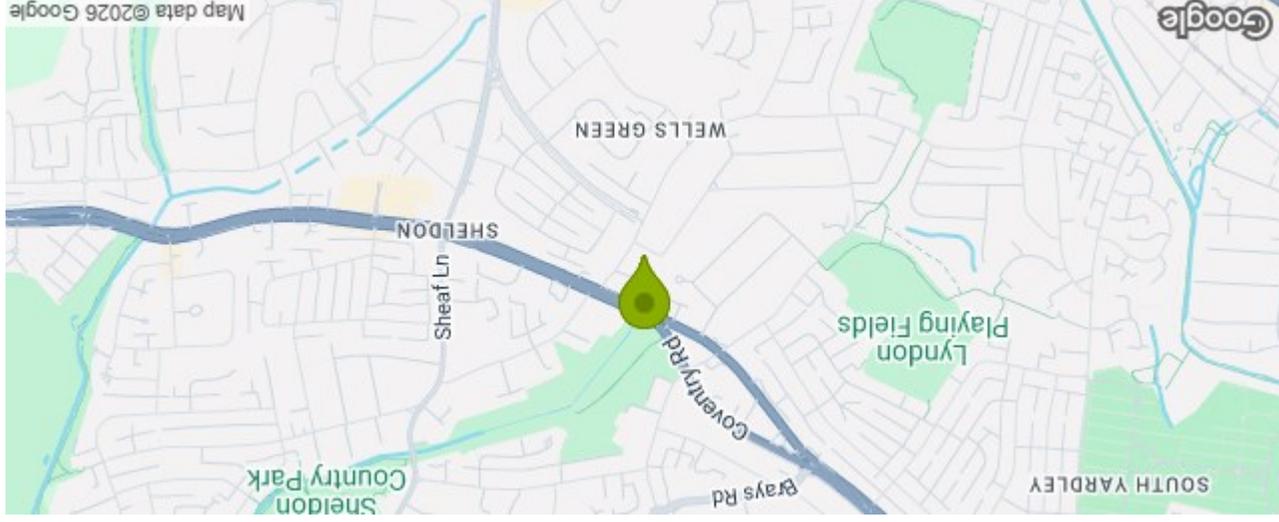
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 13/10/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 13/10/2025). 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

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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



4 Coverdale Road Solihull B92 7NX Council Tax Band: D

Energy Efficiency Rating	
Potential	74
Current	63

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(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

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.