



melvyn  
**Danes**  
ESTATE AGENTS

Wells Green Road  
Solihull  
Offers In Excess Of £425,000



## Description

Wells Green Road is accessed off Wagon Lane, Wagon Lane joins the Coventry road and Barn Lane which in turn joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to 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.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

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

An ideal location for this four bedroomed semi detached property accessed via a tarmac driveway leading to glazed UPVC porch entrance door.

PL/2022/00093/MINFHO | approved planning application erection of two storey side and rear wrap around extension to replace existing garage that has been in its majority completed and signed off but elements such as the front aspect are still in place and ready for works to start.

The accommodation comprises of entrance porch, entrance hall, living room, open plan kitchen/living/dining room with a range of integrated appliances and vaulted ceiling with skylights and French doors onto the garden, with further access into the utility, ground floor and WC as well as the garage.

To the first floor we have two good sized double bedrooms and a further third single bedroom along with the family bathroom. With fixed staircase allowing access to the very smart loft conversion set up as the principle bedroom with en-suite shower room, and a range of fitted storage.

To the rear we have a good sized private garden with large patio, hedge lined borders, mainly laid to lawn and with a metal garden shed. To the front there is ample off road parking with a small fore garden.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

10'9" x 11'11" (3.28 x 3.64)

**Open Plan Kitchen Dining Snug Room**

14'9" x 17'2" + 10'10" x 11'11" (4.52 x 5.24 + 3.31 x 3.64)

**Utility**

16'6" x 5'2" (5.05 x 1.60)

**Single Garage**

17'4" x 8'8" (5.29 x 2.66)

**Bedroom One**

11'11" x 11'10" (3.64 x 3.62)

**En-Suite**

**Bedroom Two**

10'9" x 11'11" (3.28 x 3.64)

**Bedroom Three**

10'10" x 10'6" (3.31 x 3.21)

**Bedroom Four**

10'0" x 14'9" max (3.07 x 4.50 max)

**Family Bathroom**

7'8" x 7'0" (2.35 x 2.14)

**Private Rear Gardens**

**Off Road Parking**





TENURE: We are advised that the property is freehold

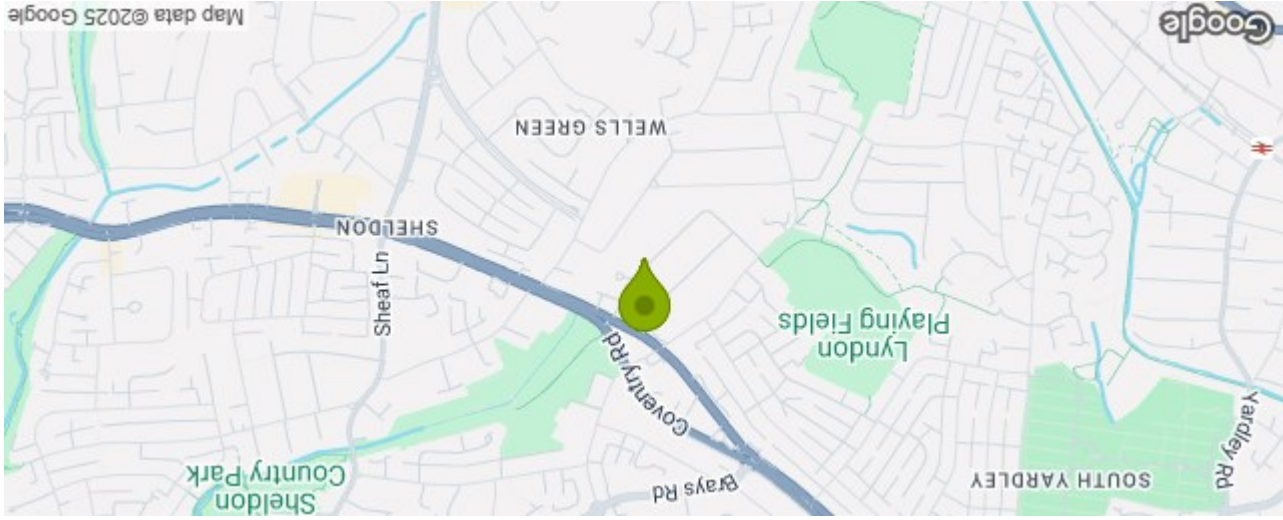
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/04/2025. 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 11/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

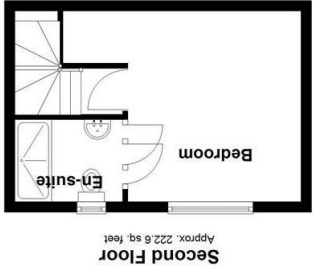
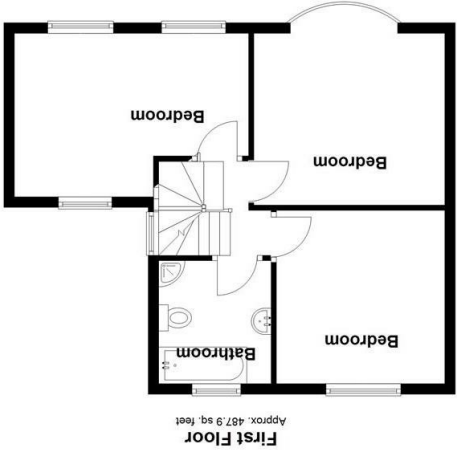
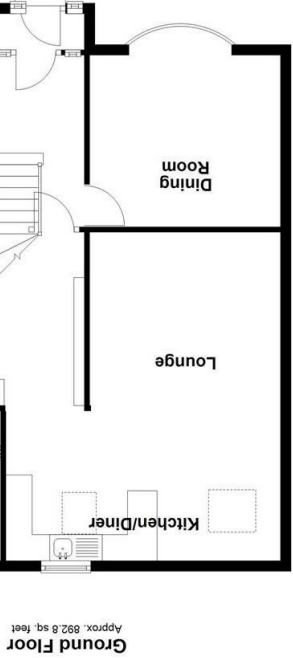
VIEWING: By appointment only with the office on the number below 0121 711 1712

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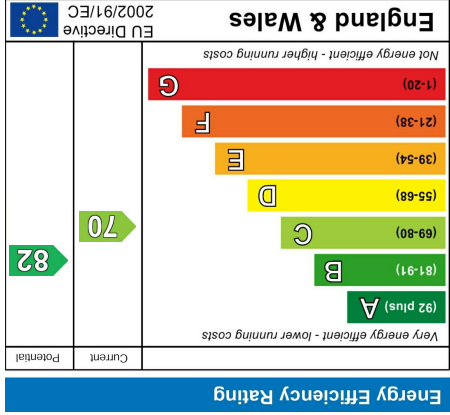


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Total area: approx. 1603.4 sq. feet

85 Wells Green Road Solihull Solihull B92 7PG  
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.