



melvyn
Danes
ESTATE AGENTS

Shalford Road

Solihull

Asking Price £400,000

Description

Shalford Road leads directly off Barn Lane which runs adjacent to Richmond Road and 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 schooling and 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.

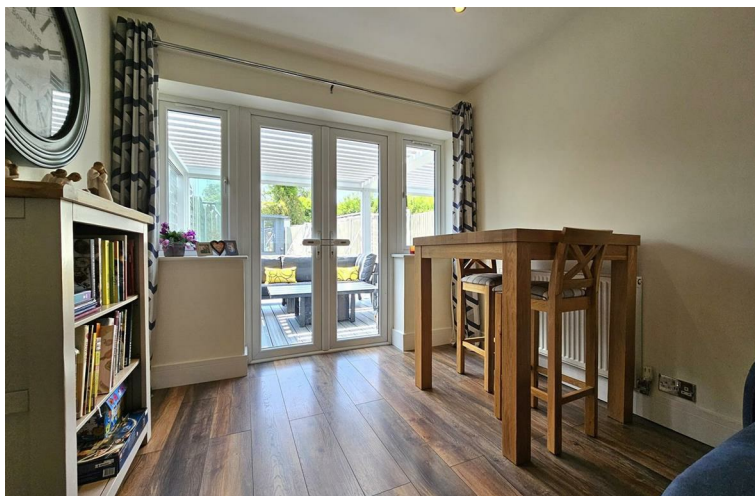
Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

The property is set back from the road behind a paved driveway leading to the entrance door allowing access into the porch and into the accommodation which comprises of entrance hall, dining room with bay window, extended living room with French doors into garden room. A beautifully fitted kitchen with a range of quality integrated appliances and access into the garden room, ground floor double bedroom with en-suite shower room currently set up as a study and hobby room.

To the first floor we have three bedrooms one of which has a bank of built in wardrobes and the family bathroom.

To the rear we have a very smart garden room with enclosed glass sides and front and motorised opening roof, led lighting all operated via remote control. A great space to link the garden and living space that is set on a composite deck and leads into the landscaped garden with dwarf retaining wall, paved pathway and panelled fencing with artificial lawn and a further wooden garden room with upvc bi folding doors.

To the front we have heaps of off road parking on a block paved drive way with smart bin stores and planted border.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

10'10" x 14'2" (3.325 x 4.320)

Living Room

10'10" x 17'10" (3.324 x 5.438)

Kitchen

17'3" x 12'11" (5.283 x 3.952)

Garden Room

9'5" x 19'10" (2.877 x 6.056)

Bedroom/Study

9'5" max x 12'5" (2.891 max x 3.789)

Ground Floor En-Suite

4'6" x 7'3" (1.385 x 2.216)

Bedroom One

10'10" x 10'10" (3.305 x 3.304)

Bedroom Two

10'10" x 10'10" (3.317 x 3.304)

Bedroom Three

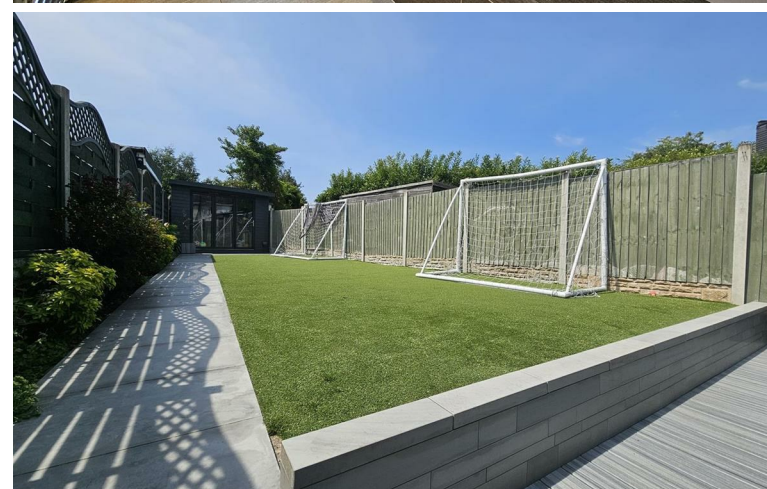
7'3" x 6'0" (2.212 x 1.838)

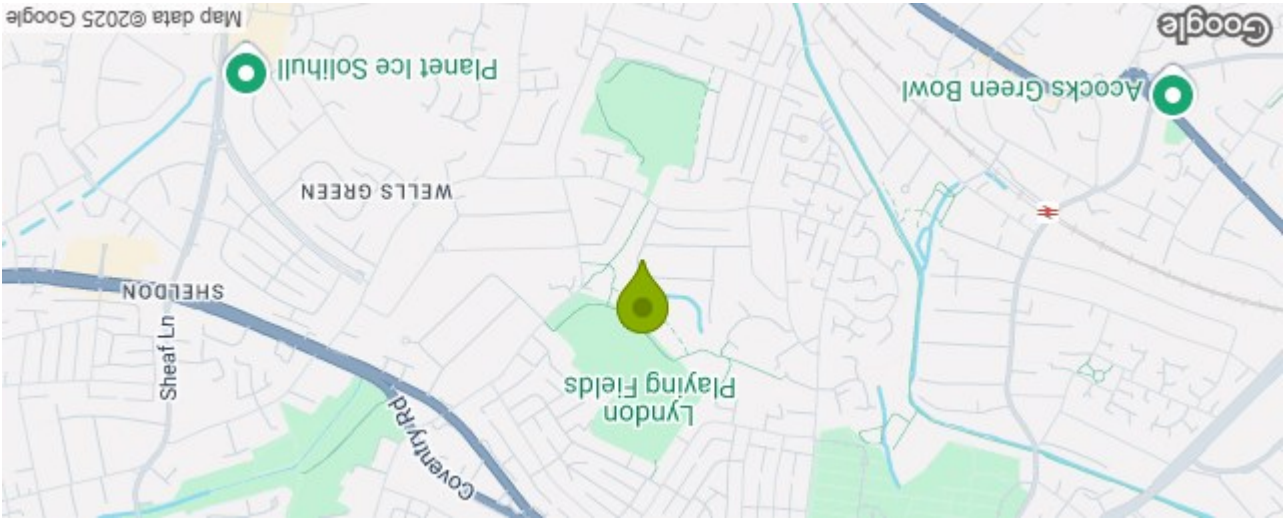
Bathroom

5'3" x 7'2" (1.612 x 2.204)

Private Rear Gardens

Off Road Parking





19 Shalford Road Solihull B92 7NQ

Council Tax Band:

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs

England & Wales

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.

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 11/06/2025. 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 11/06/2025). 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 0121 711 1712

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.

