
melvyn
Danes
ESTATE AGENTS
Wichnor Road
Solihull
Asking Price £290,000

Description

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.

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 approached via a tarmac drive way allowing parking for numerous vehicles and is accessed via a glazed upvc door into the accommodation which comprises of porch, entrance hall, dining room with bay window, living room with glazed door onto the rear garden and fire place with surround, fitted kitchen with a range of integrated appliances leading into the extended utility area with doors out to the rear patio and a further door into the ground floor WC/pantry area.

To the first floor we have three bedrooms two of which are good sized doubles with bay windows and fitted closed/wardrobe storage. The third is a smaller single and off the landing is the family shower room with free standing walk in shower toilet and wash basin with vanity storage.

To the rear we have generous private garden mainly laid to lawn with a single garage with secure rear access and bordered by panelled fencing and mature shrubs.













Accommodation

Entrance Hall

Dining Room
9'11" x 10'0" (3.03 x 3.06)

Living Room
15'3" x 9'4" (4.65 x 2.85)

Kitchen
10'4" max x 9'10" max (3.17 max x 3.01 max)

Ground Floor WC

Utility Area

Bedroom One
13'4" x 9'4" (4.07 x 2.85)

Bedroom Two
10'0" x 9'4" (3.06 x 2.85)

Bedroom Three
7'0" x 6'8" (2.15 x 2.05)

Bathroom
6'6" x 6'8" (1.99 x 2.05)

Single Garage
15'8" x 8'11" (4.78 x 2.73)

Off Road Parking

Private Rear Gardens













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.

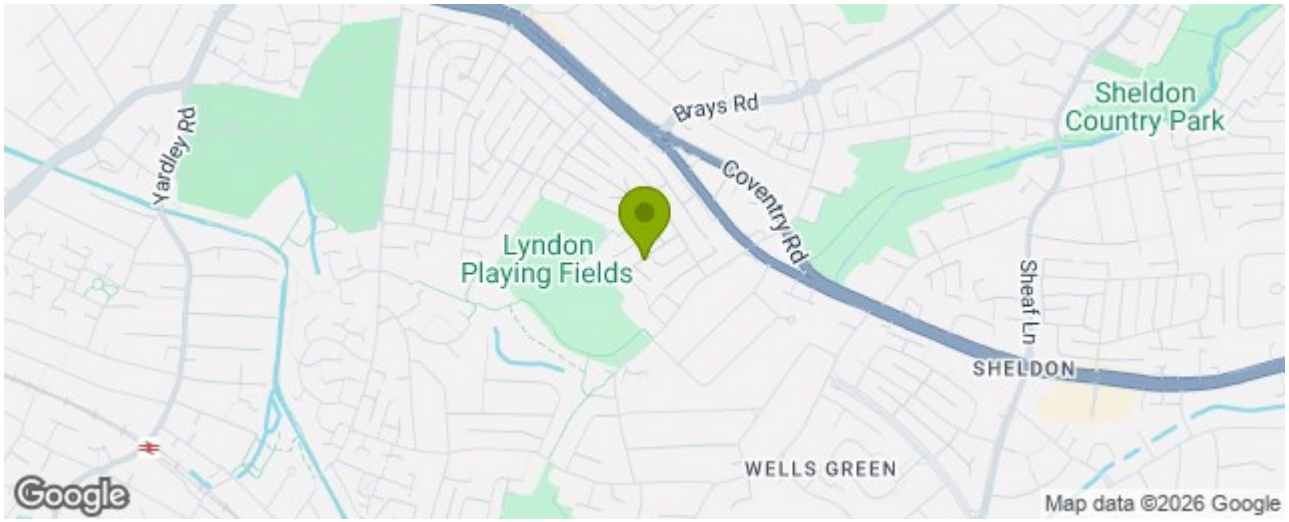
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 3/6/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the 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.

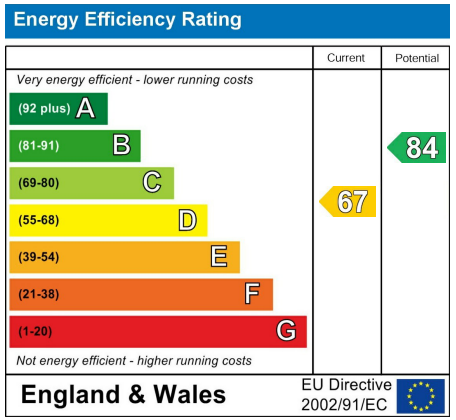
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



Total area: approx. 996.8 sq. feet



39 Wichnor Road Solihull Solihull B92 7PU
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.

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk melvyndanes.co.uk