



melvyn
Danes
ESTATE AGENTS

Milcote Road
Solihull
Offers Over £500,000

Description

Milcote Road leads indirectly off The Crescent which in turn joins Ashleigh Road. Ashleigh Road is a particularly attractive tree lined road which links Streetsbrook Road and the A41 Warwick Road, both arterial roads into the town centre of Solihull some quarter of a mile from this charming family home. The town centre offers a wide choice of shopping facilities and has a thriving business community together with its own main line London to Birmingham railway station. This 1960's Bryant built end town house occupies an unexpectedly large plot which really does need to be seen to be appreciated. The plot is surrounded by the large gardens of traditional properties which gives a rear green and private aspect to all boundaries.

Schooling in the area is of particular renown and the property is located in the heart of the town centre which gives easy access to the local infant, junior and secondary schooling including Tudor Grange Secondary School, Alderbrook Secondary School and of course Solihull School. (All school catchments are subject to confirmation from the Education Department).

Being set back from the road behind a deep front driveway which extends to the car port and covered entrance. The property boasts a large entrance lobby with guest cloak WC off, large living room with interlinking dining room with generous conservatory off. There is a modern kitchen and utility room. On the first floor are four well proportioned bedrooms and a family bathroom. There is a small integral garage/store, a car port and of course the magnificent rear garden. The property is being sold with the benefit of no upward chain and early viewing is recommended.



Accommodation

FRONT DRIVEWAY

COVERED CAR PORT

ENTRANCE LOBBY

GUEST CLOAKS WC

LOUNGE AREA

18'5" x 11'3" (5.61m x 3.43m)

DINING AREA

13'1" max x 10'1" max (3.99m max x 3.07m max)

CONSERVATORY

12'6" max x 11'10" max (3.81m max x 3.61m max)

BREAKFAST KITCHEN

13'1" max x 10'5" max (3.99m max x 3.18m max)

REAR LOBBY

8'0" x 5'2" (2.44m x 1.57m)

UTILITY AREA

8'0" x 7'9" (2.44m x 2.36m)

SMALL GARAGE/STORE

8'3" x 8'0" (2.51m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE

14'9" x 11'5" (4.50m x 3.48m)

BEDROOM TWO

13'4" max x 10'1" (4.06m max x 3.07m)

BEDROOM THREE

14'5" x 8'1" (4.39m x 2.46m)

BEDROOM FOUR

10'4" x 8'1" (3.15m x 2.46m)

SHOWER ROOM

DELIGHTFUL REAR GARDEN



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 20Mbps, however please note that the result 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 1800Mbps. Data taken from checker.ofcom.org.uk on 05/06/2025. Actual service availability at the property or speeds received may be different.

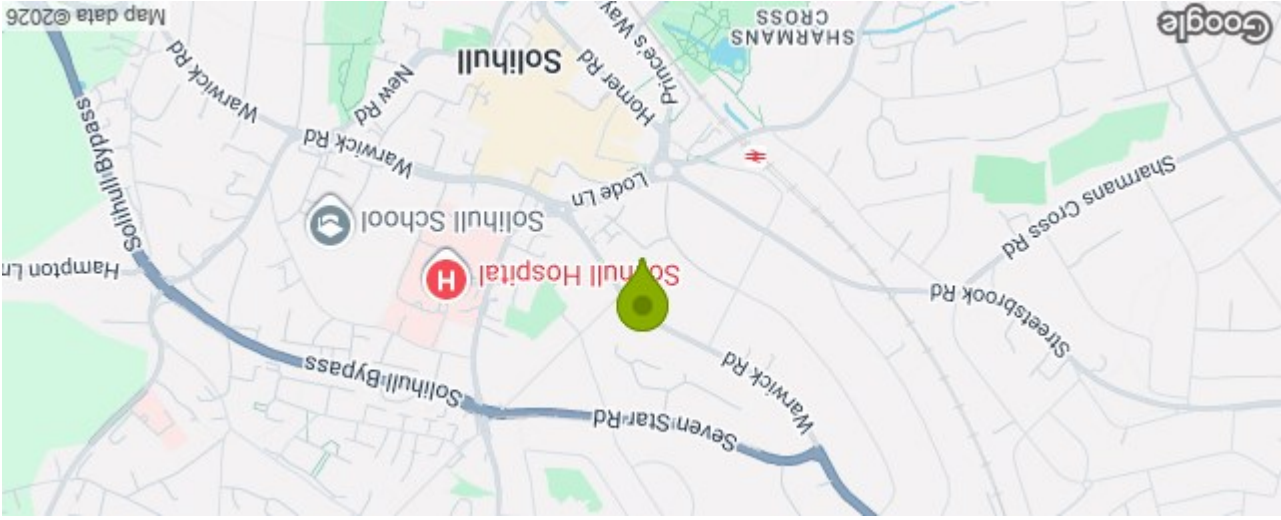
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 05/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

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.



29 Milcote Road Solihull B91 1JN Council Tax Band: E

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(81-91)	
B	(69-80)	
C	(55-68)	
D	(39-54)	
E	(21-38)	
F	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Potential	Current	
	69	79

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.