

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, lowercase, 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, uppercase, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A two-story red brick house with a dark grey roof and two chimneys. The house features a white front door with a small porch, a white bay window on the ground floor, and several white-framed windows on both floors. A paved driveway leads to a garage on the left side of the property. The house is set against a clear blue sky.

Daylesford Road

Solihull

Asking Price £280,000

## Description

Daylesford Road leads from Lyndon Road along which regular bus services operate to the A45 Coventry Road or in the opposite direction, via Richmond Road, to the A41 Warwick Road where Olton Railway Station will be found offering services to Birmingham and beyond. The A41 gives access to the town centre of Solihull and travelling in the opposite direction to the city centre of Birmingham via Acocks Green.

The A45 gives access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved driveway leading to the single garage and accommodation which comprises of entrance hall, large living room with feature fire place, fitted kitchen, inner hall way with access onto the rear gardens, second reception/dining room with French doors onto the garden, ground floor wet rooms style shower room and storage cupboard. to the first floor we have three bedrooms and family bathroom. Having private rear gardens mainly laid to lawn and side gate access onto the drive and into the single garage with up and over door. The property has ample off road parking and offer great potential to a perspective purchaser.



**Accommodation**

**Entrance Hall**

**Living Room**

20'8" x 10'4" (6.30 x 3.15)

**Dining Room**

12'7" x 10'4" (3.84 x 3.15)

**Ground Floor Shower Room**

**Kitchen**

13'2" x 8'5" (4.03 x 2.58)

**Bedroom One**

12'7" x 10'4" (3.86 x 3.15)

**Bedroom Two**

7'8" x 10'4" (2.34 x 3.15)

**Bedroom Three**

7'6" x 8'5" (2.29 x 2.58)

**Bathroom**

6'3" x 5'5" (1.92 x 1.66)

**Single Garage**

**Private Rear Gardens**

**Off Road Parking**



**TENURE:** We are advised that the property is Freehold.

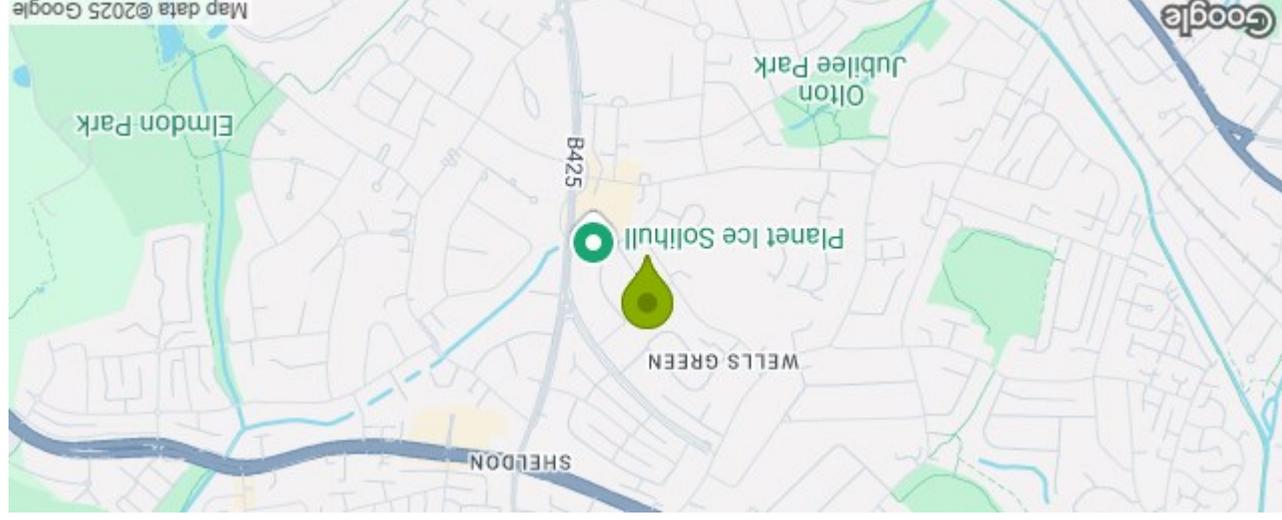
**BROADBAND:** We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/03/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/03/2025). 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.

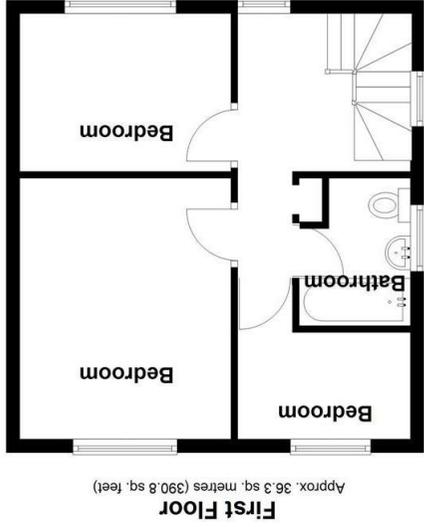
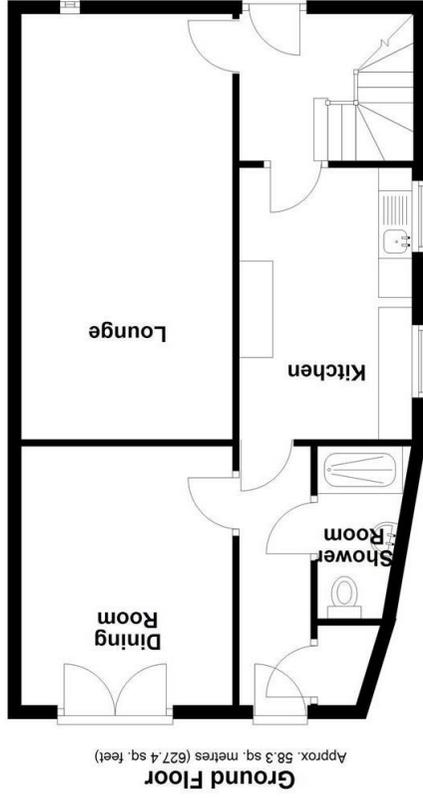


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 71  
Potential: 84

**83 Daylesford Road Solihull B92 8EP**  
**Council Tax Band: C**

Total area: approx. 94.6 sq. metres (1018.2 sq. feet)



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.