

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, green, 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, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A three-story brick house with a light-colored brick facade and white window frames. The house features three balconies with dark brown metal railings. The middle balcony has the number "59-61" on it. A satellite dish is mounted on the wall to the right of the middle balcony. The house is surrounded by greenery, including a large tree on the left and a lawn in the foreground.

Shustoke Road

Solihull

Asking Price £135,000

## Description

Shustoke Road leads indirectly off School Lane which links Lode Lane via Grove Road to Hampton Lane making commuting into Solihull by foot easy and by car to the M42 motorway at Copt Heath no more than three miles away. Also leading from Grove Road is access to Solihull Hospital making this property ideal for either living in or as an investment.

The town centre is approximately half a mile walk away and offers an excellent array of shopping facilities, business premises and Solihull's main line Birmingham to London railway station opposite which is access to Tudor Grange Park and leisure centre and Solihull College.

Regular bus services operate along Lode Lane to the town centre of Solihull or in the opposite direction, via Hobs Moat Road, to the A45 Coventry Road which gives access to the city centre of Birmingham and travelling away from Birmingham along here to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

An excellent location therefore for this two bedroom flat which is set back from the road behind a communal pathway and entrance door with intercom system. A stairway leads to all floors where number 61 can be found on the top floor.

The accommodation is available chain free and comprises of entrance hall with various storage options, fitted kitchen with integrated appliances, open plan living dining room with double aspect windows and a large balcony accessed via glazed sliding doors. Two double bedrooms both with fitted storage option and the family bathroom. The apartment also benefits from a brick built bike store.

Offering good sized rooms in a central location with manageable service charge, we expect this to sell quickly.



**Accommodation**

**Communal Entrance**

**Entrance Hall**

**Living Dining Room**

19'6" x 10'4" (5.956 x 3.170)

**Kitchen**

10'6" x 7'5" (3.222 x 2.283)

**Bedroom One**

12'5" x 10'8" (3.791 x 3.254)

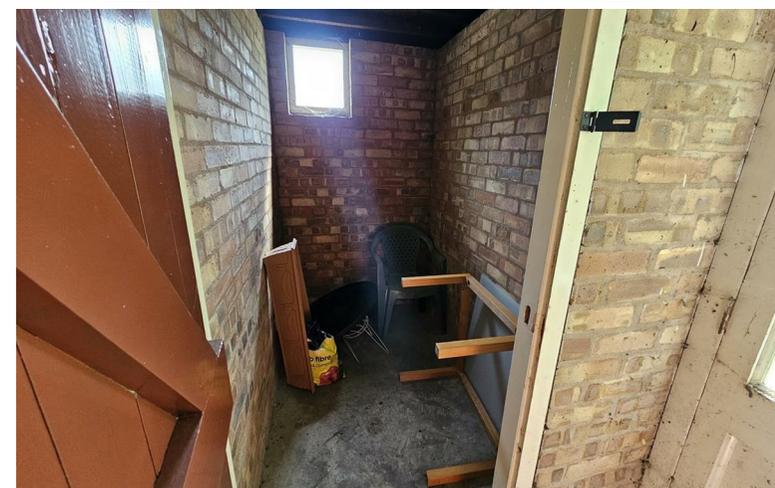
**Bedroom Two**

10'7" x 10'5" (3.246 x 3.180)

**Bathroom**

6'4" x 7'6" (1.932 x 2.293)

**Bike Store**



TENURE: We are advised that the property is Leasehold

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 13/06/2025. Actual service availability at the property or speeds received may be different.

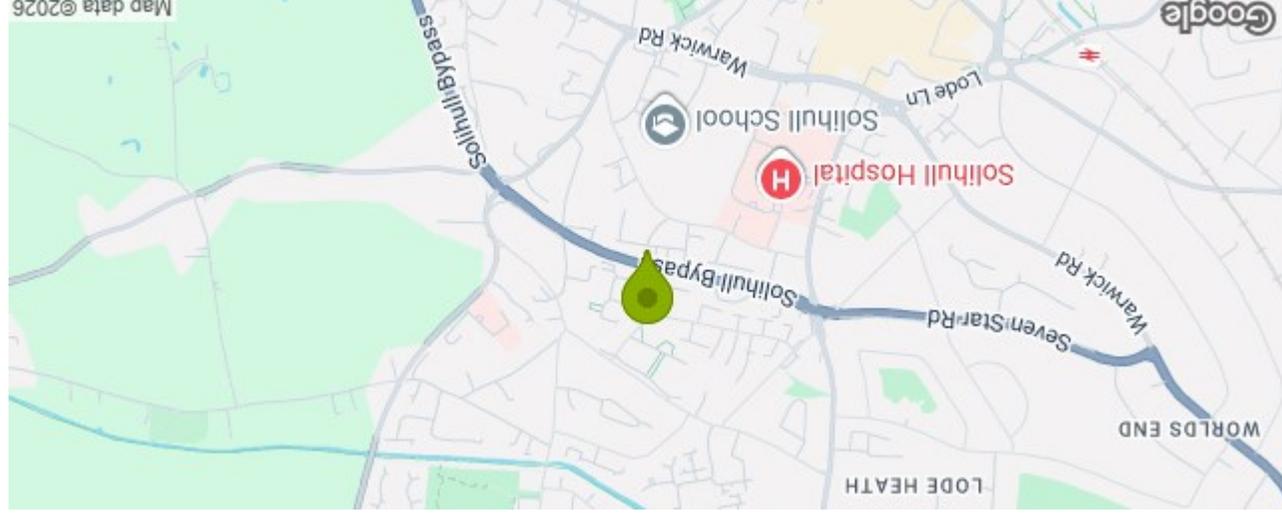
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 13/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.

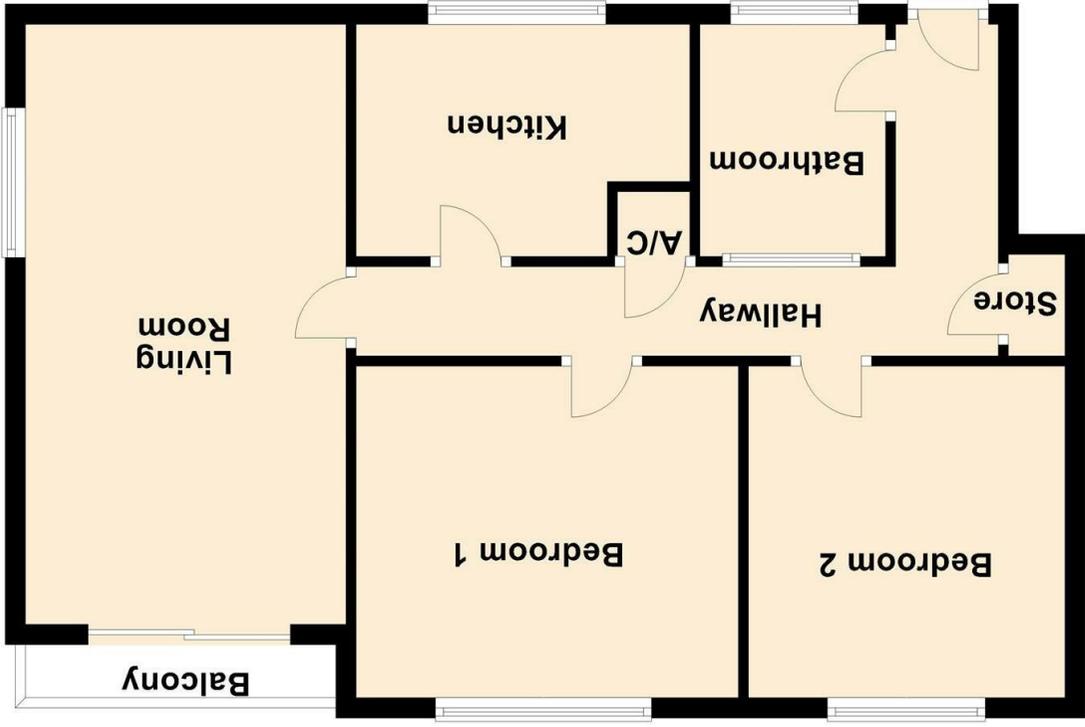


| Energy Efficiency Rating                    |             |
|---|-------------|
| Very energy efficient - lower running costs | (92 plus) A |
| (81-91) B                                   |             |
| (69-80) C                                   |             |
| (55-68) D                                   |             |
| (39-54) E                                   |             |
| (21-38) F                                   |             |
| (1-20) G                                    |             |
| Not energy efficient - higher running costs |             |
| Current                                     | 49          |
| Potential                                   | 74          |

EU Directive 2002/91/EC

Shustoke Road Solihull Solihull B91 2NR  
Council Tax Band:

### First Floor



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.