



melvyn
Danes
ESTATE AGENTS

Norgrave Road
Solihull
Asking Price £490,000

Description

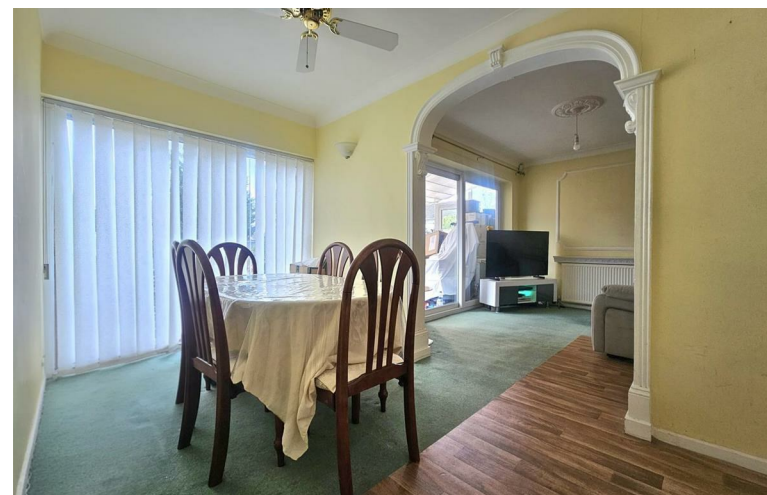
Norgrave Road leads just off Mayswood Road which in turn leads directly from Old Lode Lane where one will find two small parades of shops and along which regular bus services operate to the town centre of Solihull where one will find an excellent array of shopping facilities adjacent to which is Solihull's main line London to Birmingham railway station.

Travelling away from Solihull one will come to the A45 Coventry Road at The Wheatsheaf where again one will find a good choice of shopping facilities. The A45 gives access to the city centre of Birmingham and travelling in the opposite direction along here 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.

The property is set back from the road behind a block paved driveway with side foregarden leading to the accommodation which comprises of entrance hall, large living room with French doors into the dining room, dining room/snug with further access into the conservatory, fitted kitchen with a range of integrated appliances and access onto the rear gardens.

To the first floor we have four bedrooms all of which are good sized doubles and three of which benefit from fitted storage. Off the landing is the family bathroom, a four piece suite with separate walk in shower.

To the rear we have a private garden mainly laid to lawn with patio area and mature borders as well as sheds and a greenhouse.



Accommodation

Entrance Hall

Living Room

14'11 x 12'4 (4.55m x 3.76m)

Dining/Snug Room

12'3 x 19'2 (3.73m x 5.84m)

Kitchen

16'5 x 9'4 (5.00m x 2.84m)

Bedroom

16'3 x 12'4 (4.95m x 3.76m)

Bedroom

14'11 x 12'4 (4.55m x 3.76m)

Bedroom

9'4 x 12'4 (2.84m x 3.76m)

Bedroom

8'7 x 6'6 (2.62m x 1.98m)

Bathroom

14'9 x 9'4 (4.50m x 2.84m)

Conservatory

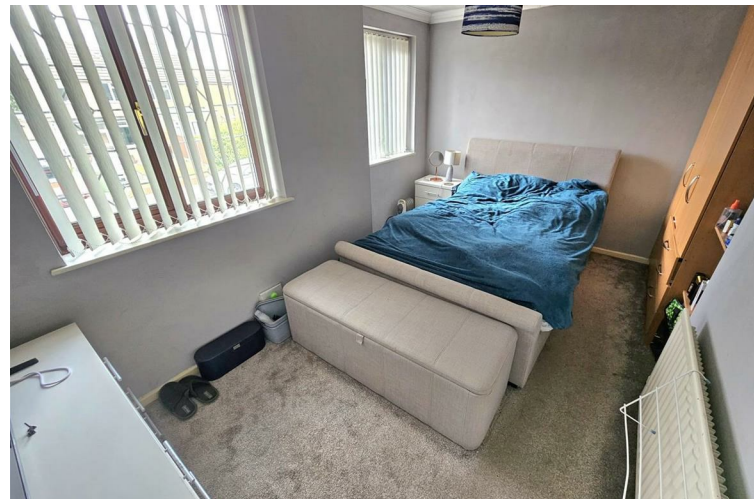
10'7 x 12'10 (3.23m x 3.91m)

Garage

16'11 x 9'4 (5.16m x 2.84m)

Private Rear Gardens

Off Road Parking



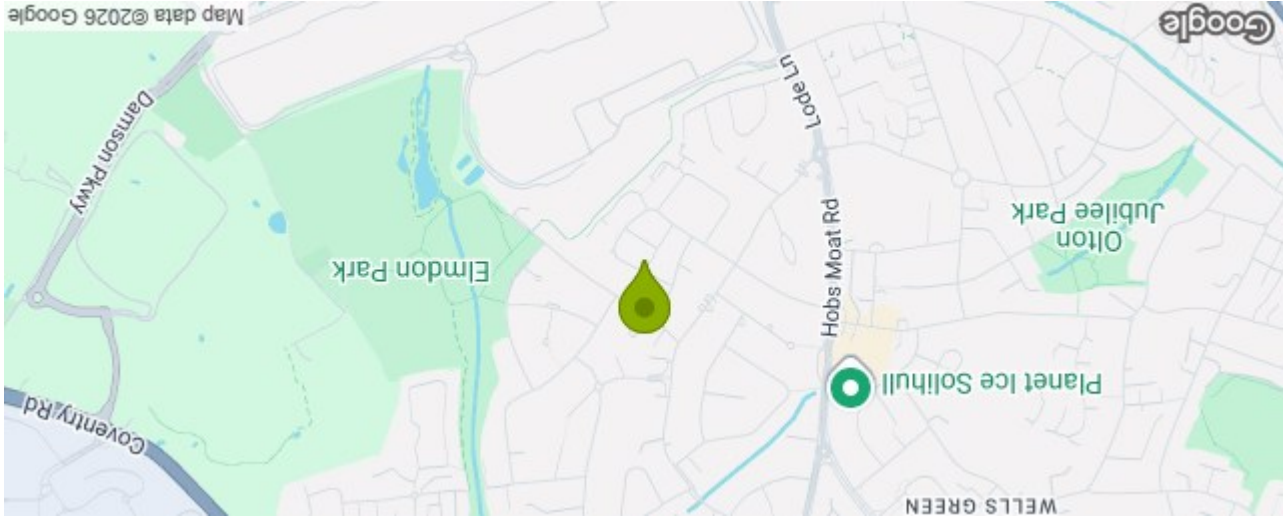
TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 13 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 15/05/2026. 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 11/05/2026). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

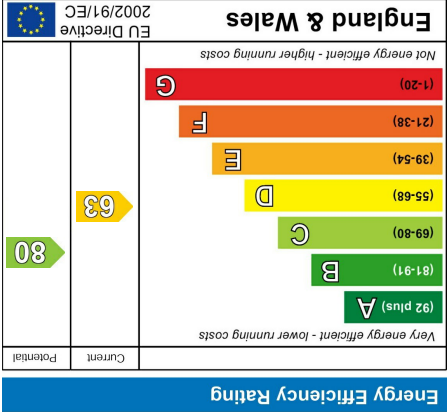
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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.



3 Norgrove Road Solihull B92 9JH
Council Tax Band: E



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.