



**melvyn**  
**Danes**  
ESTATE AGENTS

**Ventnor Road**  
**Solihull**  
**Offers Around £300,000**



## Description

Ventnor Road leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This chain free three bedroom semi detached house is set back from the road behind a driveway allowing parking for numerous vehicles and leads to the accommodation which comprises of, large entrance porch, entrance hall with under stair storage, front reception room with built in fire place, rear reception room with French doors onto the private gardens and gas fire place, fitted kitchen/breakfast room with a range of integrated appliances and access into the rear garden. To the first floor we have three good sized bedrooms two of which have fitted storage, family bathroom with separate WC. To the rear we have private rear gardens with garden shed and mainly laid to lawn with good sized paved areas.





## Accommodation

Entrance porch

Entrance Hall

Front Reception Room

11'5" x 12'6" (3.50m x 3.83m)

Rear Reception Room

13'8" x 12'6" (4.18m x 3.83m)

Fitted Kitchen/Breakfast Room

16'10" x 8'4" (5.14m x 2.55m)

Bedroom One

12'10" x 11'1" (3.92m x 3.38m)

Bedroom Two

12'4" x 12'6" (3.76m x 3.83m)

Bedroom Three

9'4" x 7'6" (2.87m x 2.29m)

Bathroom

WC

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

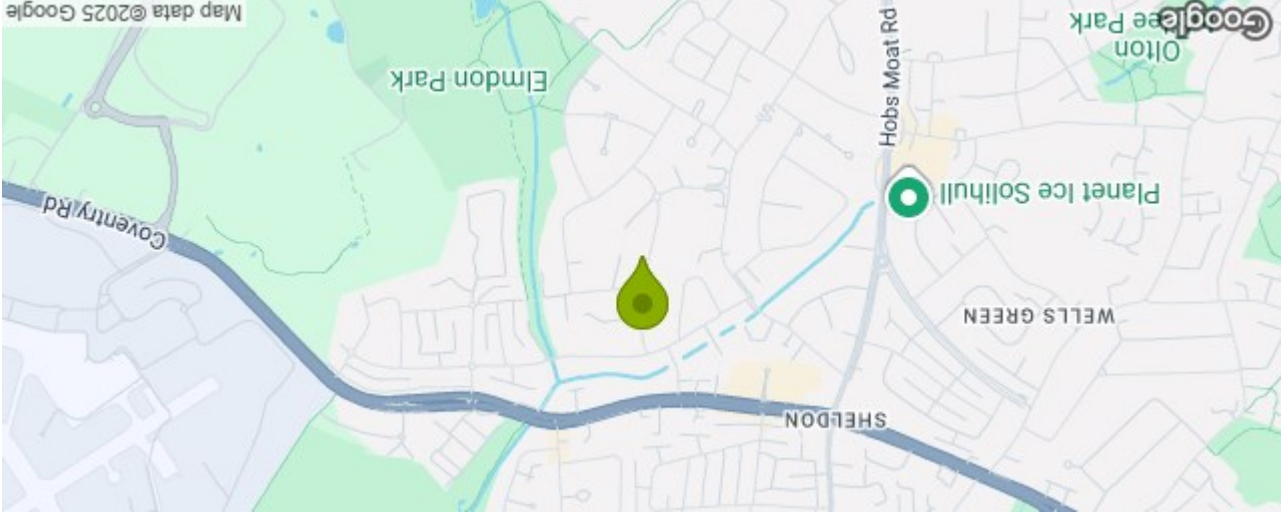
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 21/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

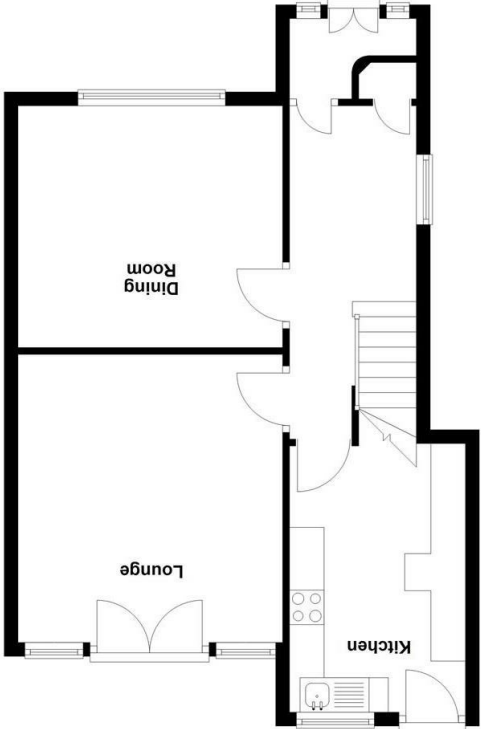
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

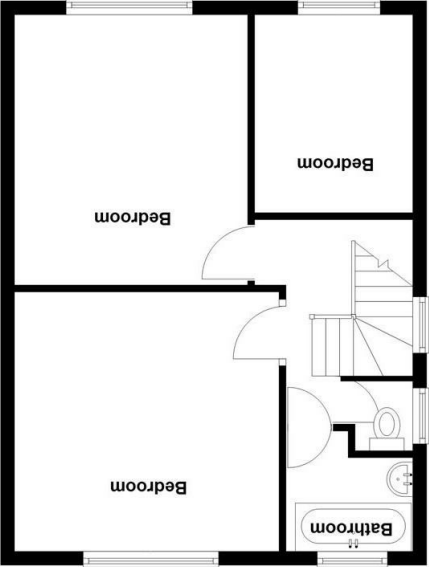
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



Ground Floor  
Approx. 53.1 sq. metres (571.9 sq. feet)

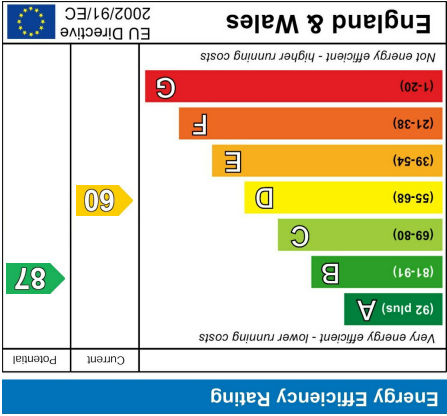


First Floor  
Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 98.0 sq. metres (1055.0 sq. feet)

36 Ventnor Road Solihull B92 9BT  
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.