

melvyn
Danes
ESTATE AGENTS

Wells Green Road

Solihull

Asking Price £350,000

Description

Wells Green Road is accessed off Wagon Lane, Wagon Lane joins the Coventry road and Barn Lane which in turn joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 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.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

An ideal location for this three bedroomed semi detached property accessed via a paved driveway leading to glazed UPVC porch entrance door.

The accommodation comprises of entrance porch, entrance hall, living room with sliding doors onto the garden, dining room with large bay window, fitted kitchen/breakfast room with a range of integrated appliances and door onto side garden, ground floor WC and single garage.

To the first floor we have two good sized double bedrooms with various fitted wardrobe options and a further third single bedroom along with the family four piece bathroom with separate shower and bath.

To the rear we have a good sized mature private garden with patio area, hedge and panelled fence lined borders, mainly laid to lawn and with attractive summer house. To the front there is ample off road parking with a side garden with borders laid to lawn.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

12'11" x 11'4" (3.94 x 3.46)

Living Room

12'9" x 11'4" (3.91 x 3.46)

Kitchen Breakfast Room

10'3" x 9'8" (3.14 x 2.95)

Ground Floor WC

Bedroom One

12'9" x 11'4" (3.91 x 3.46)

Bedroom Two

11'6" x 11'4" (3.52 x 3.46)

Bedroom Three

9'7" x 8'0" (2.93 x 2.44)

Family Bathroom

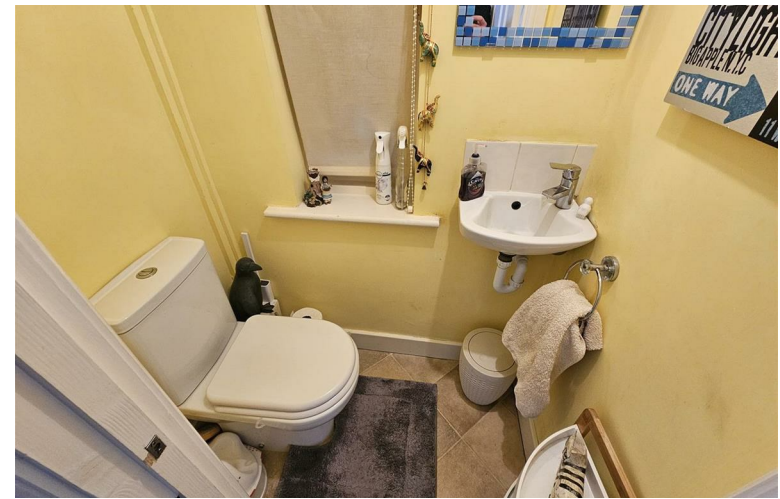
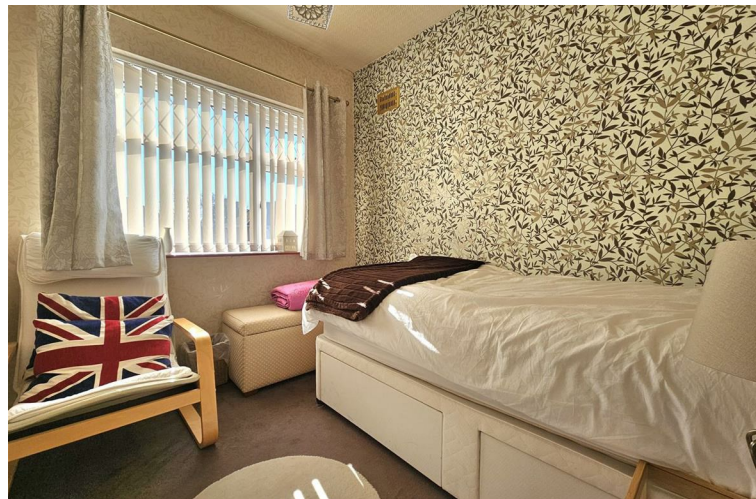
8'9" x 8'0" (2.69 x 2.44)

Single Garage

20'9" x 6'9" (6.35 x 2.08)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

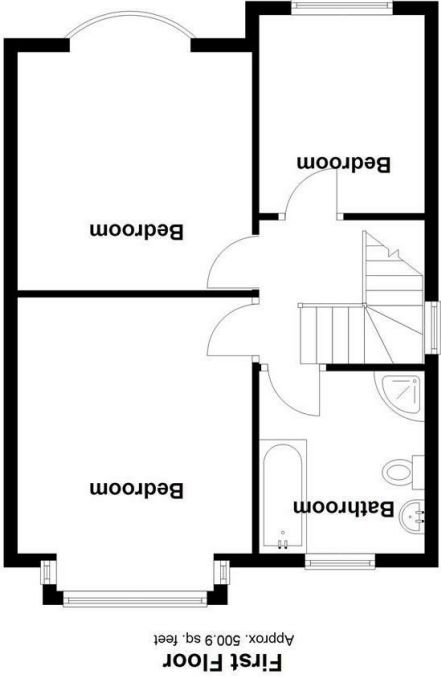
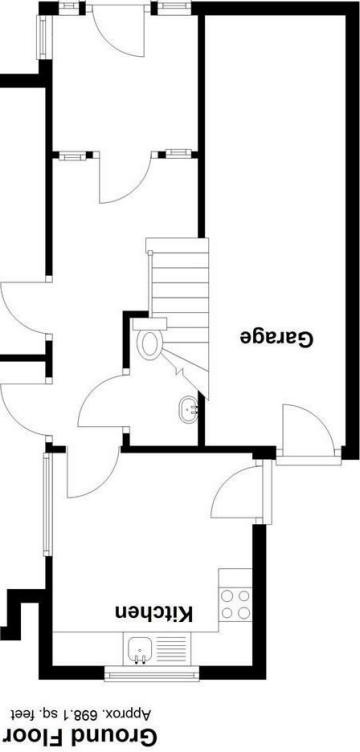
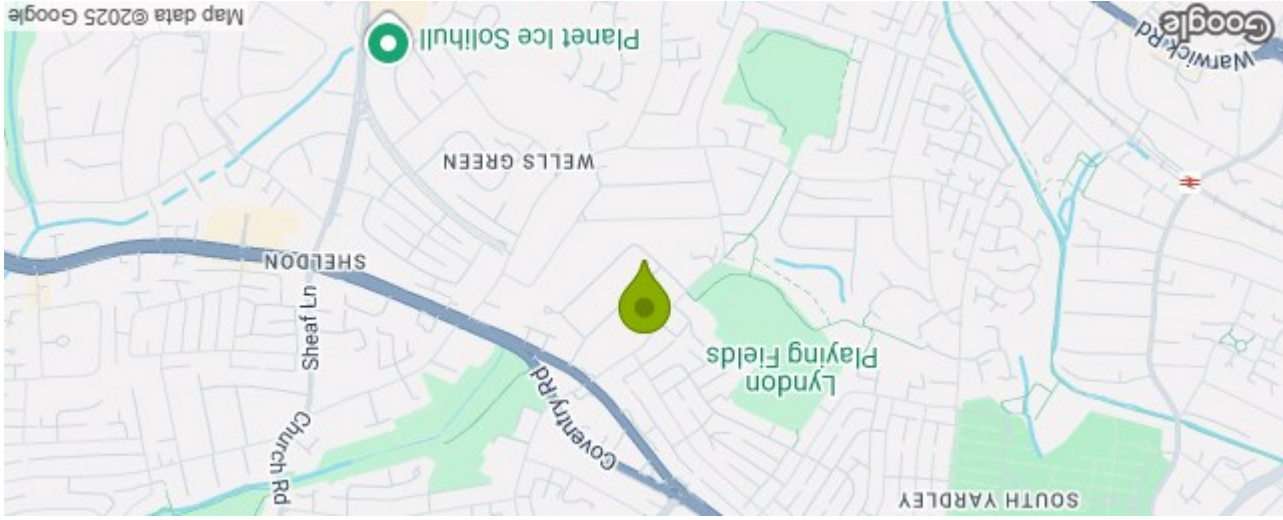
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/04/2025. 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 11/04/2025). 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.



Total area: approx. 1199.1 sq. feet

12 Wells Green Road Solihull B92 7PF
Council Tax Band: C

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

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.