

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. At the bottom of the oval, the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn
Danes
ESTATE AGENTS

The image shows a two-story brick house with a gabled roof. The house has a bay window on the ground floor and three windows on the first floor. A paved driveway leads to the house, and a wooden fence is visible in the foreground. The house is located on Highwood Avenue in Solihull.

Highwood Avenue

Solihull

Offers In Excess Of £325,000

Description

Highwood Avenue runs parallel to Lode Lane and adjoined Dovehouse Lane to Castle Lane. within walking distance on Rodney Road is a popular junior and infant school and we understand the property falls into Lode Heath Secondary School catchment.

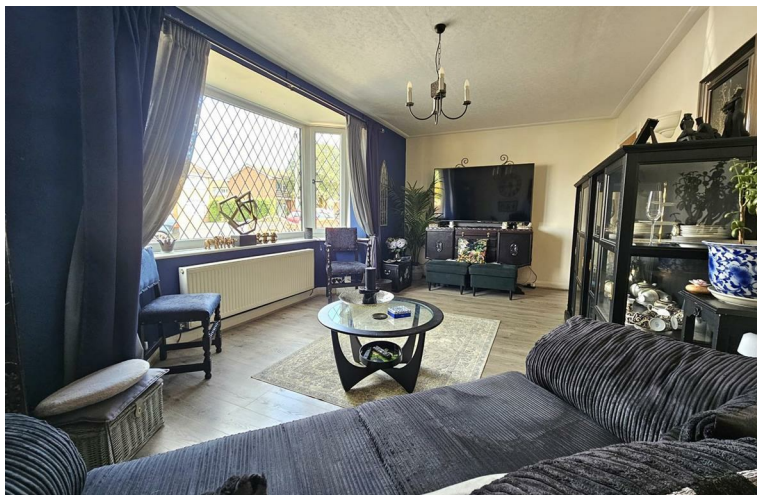
Frequent bus services operate along Lode Lane which will take you into the town centre of Solihull or into the city centre of Birmingham via the A45 Coventry Road and local shops will be found in nearby Hobs Moat Road. Solihull town centre is approximately three miles distant and here one will find comprehensive shopping facilities, a thriving business community and main line railway station.

There is a local railway station nearby in Olton offering services into Birmingham and beyond and there is easy road access from the property via Solihull Bypass to the M42 motorway. Alternatively one could travel along the A45 passing the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station to junction 6 of the M42.

The property is approached by a large block paved drive way affording parking for numerous vehicles and leads to the side door entrance into the accommodation which comprises of a generous entrance hall with various storage options. Living room with large bay window, fitted kitchen with a range of integrated appliances, pantry storage and ample space for a dining table and chairs Off the hall is access to the first floor and a door into the rear lobby which allows further access onto the rear patio or side access into the utility space currently housing washers and cloaks storage and having independent access via a door to the front opening onto the driveway. Off the utility is a WC and a useful large store area.

To the first floor we have three bedrooms, two of which are particularly good sized doubles both benefitting from closed storage. The third bedroom is a generous single currently set up as a study/hobby room. Off the landing is the family bathroom fitted with wash basin, toilet, bath with shower over and vanity storage.

To the rear we have a generous garden that has been zoned into different distinct areas. The Garden benefits from an oversized garden studio that has been recently fitted by the current owners. The garden offers mature planting and gives a real feeling of seclusion. With numerous seating and entertaining areas we are sure this will be a popular part of the property.



Accommodation

Entrance Hall

Living Room

9'11" x 18'10" (3.024 x 5.749)

Kitchen/Breakfast Room

14'4" max x 12'9" max (4.387 max x 3.891 max)

Rear Lobby

Utility

7'8" max x 12'9" (2.355 max x 3.890)

Ground Floor WC

Store

4'6" x 10'9" (1.393 x 3.296)

Bedroom One

10'5" x 12'10" (3.191 x 3.928)

Bedroom Two

9'10" x 10'7" (3.019 x 3.240)

Bedroom Three

8'0" x 9'11" max (2.458 x 3.040 max)

Bathroom

5'10" x 8'1" (1.794 x 2.480)

Garden Studio

12'8" x 12'8" (3.862 x 3.877)

Private Rear Gardens

Off Road Parking



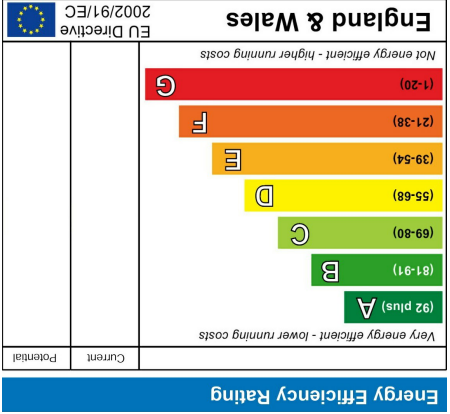
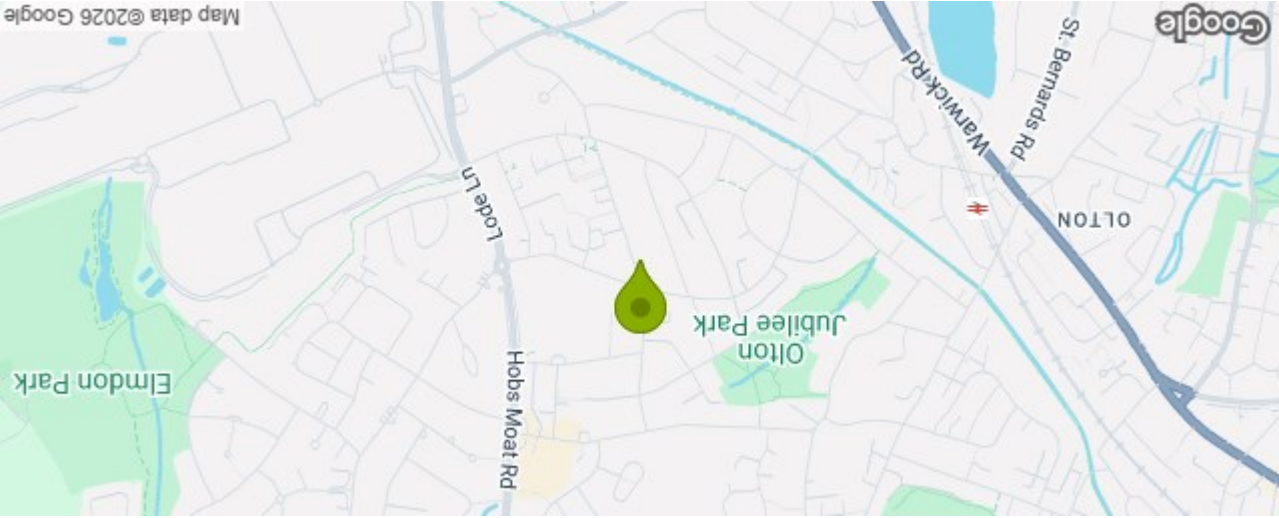
TENURE: We are advised that the property is Freehold

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, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

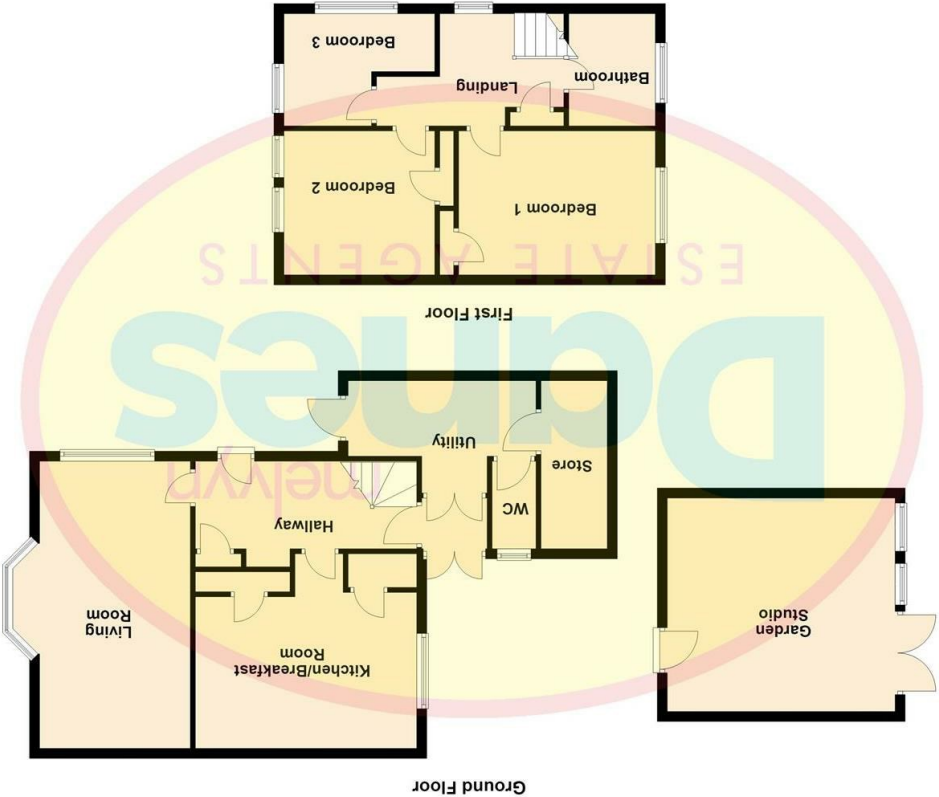
BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 7/7/2025 we understand that the standard broadband download speed at the property is around 500 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.



147 Highwood Avenue Solihull Solihull B92 8SS
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.