



melvyn
Danes
ESTATE AGENTS



Richmond Road

Solihull

Asking Price £190,000

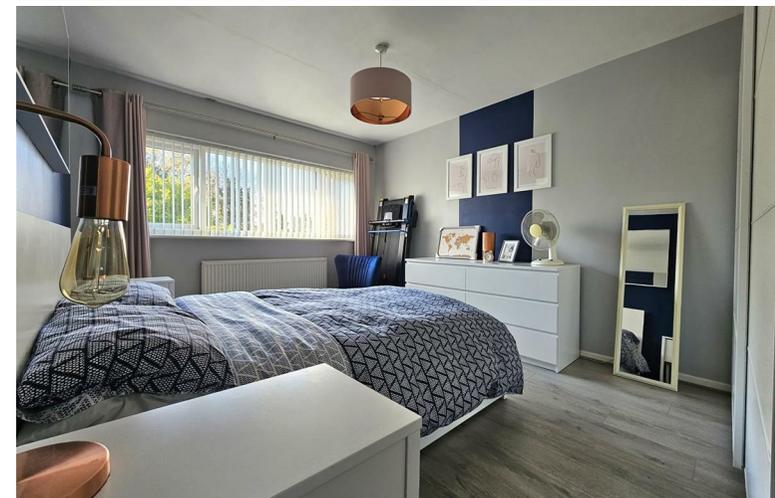
Description

Richmond Road leads just off the A41 Warwick Road close to Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This first floor leasehold (131 yrs unexpired term with peppercorn rent) maisonette is set back from the road behind a fore garden and path leading to the accommodation which is accessed via a upvc front door into the inner hall with cloaks storage and stairs to the first floor where one will find entrance hall, fitted kitchen with integrated appliances and storage cupboard. A glazed door onto the good sized living/dining room and a further door back into the hall way. Off the hall is the family bathroom, principle bedroom which is a particularly large double and a further bedroom being a small double or a big single with the benefit of fitted closet space currently set up as a teenagers gaming room.

To the rear of the property we have a great sized private landscaped garden bordered by panelled fencing and having a sandstone patio and access into the single garage with up and over door that has recently had a new roof.



Accommodation

Entrance Lobby

Entrance Hall

Kitchen

9'11" x 9'9" (3.024 x 2.979)

Living Dining Room

10'3" x 15'10" (3.127 x 4.851)

Bathroom

Bedroom One

14'3" x 10'3" (4.355 x 3.146)

Bedroom Two

6'8" x 11'0" (2.036 x 3.364)

Single Garage

16'5" x 8'1" (5.026 x 2.477)

Private Rear Garden

Off Road Parking



TENURE: We are advised that the property is leasehold with 13 years remaining on the lease.

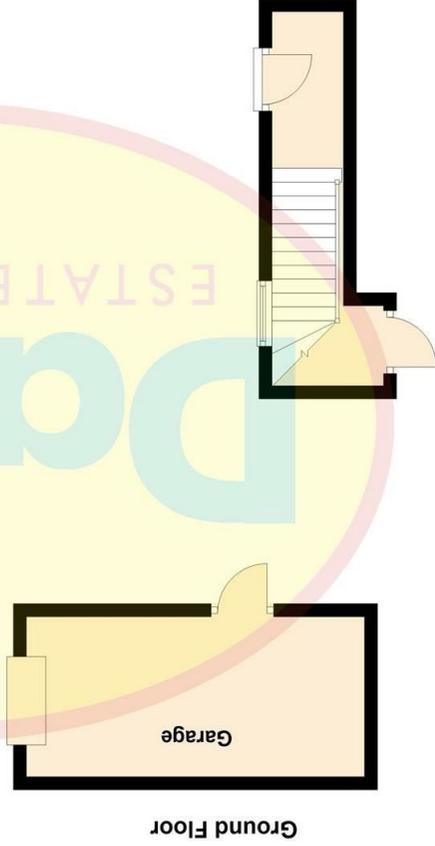
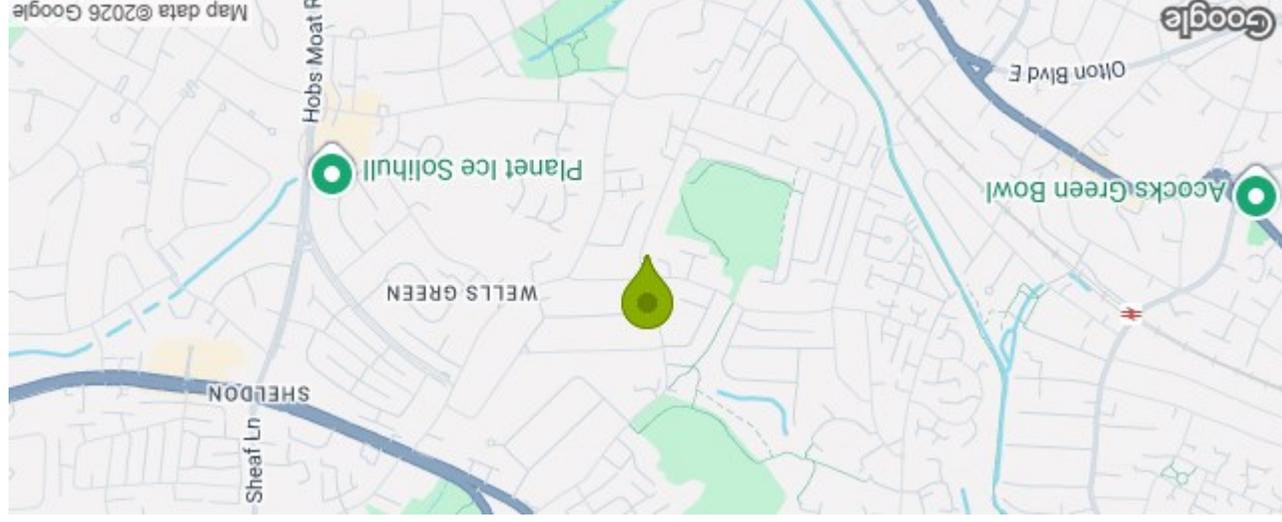
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/11/2025. 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 24/11/2025). 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.



217A Richmond Road Solihull B92 7SA
Council Tax Band: B

Energy Efficiency Rating	
Very energy efficient - lower running costs	A (92 plus)
(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	73
Potential	77

EU Directive 2002/91/EC

England & Wales

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.