

melvyn  
**Danes**  
ESTATE AGENTS

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FOR SALE

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Tibberton Close  
Solihull  
Offers In Excess Of £325,000

## Description

Tibberton Close leads indirectly off Widney Lane which links between Blossomfield Road, Marshall Lake Road and Monkspath Hall Road. Travelling along Widney Lane one will come to Blossomfield Sports Club, Solihull Municipal Club and Indoor Bowling Club. A little further on is Widney Junior and Infant School. Turning right off Widney Lane into Whitefields Road are sited Tudor Grange Academy, St Peters Secondary School and to the rear of these schools is Alderbrook Secondary School.

The town centre of Solihull is just over a one mile walk away where there are comprehensive shopping facilities as well as a main line London to Birmingham railway station, swimming pool, athletics track and Solihull College. For those commuters a walk along Widney Lane away from Solihull will bring you to Widney Railway Station adjacent to which is Widney Manor Golf Club.

The property is nestled in a quiet and most enviable position and faces onto a mature tree line and hedgerow. Offered with no chain the bungalow occupies a good plot which includes a lawn fore garden meeting the adjacent driveway and detached single garage. The accommodation comprises of entrance porch, entrance hall with cloaks storage, fitted kitchen with side door access. Living dining room with fire place, inner hall, bathroom, two double bedrooms with fitted storage options.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Dining room**

17'04 x 10'08 (5.28m x 3.25m)

**Bedroom One**

10'08 x 12'07 (3.25m x 3.84m)

**Kitchen**

8'06 x 9'06 (2.59m x 2.90m)

**Inner Hall**

**Bedroom Two**

9'05 x 8'09 (2.87m x 2.67m)

**Family Bathroom**

8'02 x 5'03 (2.49m x 1.60m)

**Garage**

**Private Rear Garden**

**Off Road Parking**



**TENURE:** We are advised that the property is Freehold.

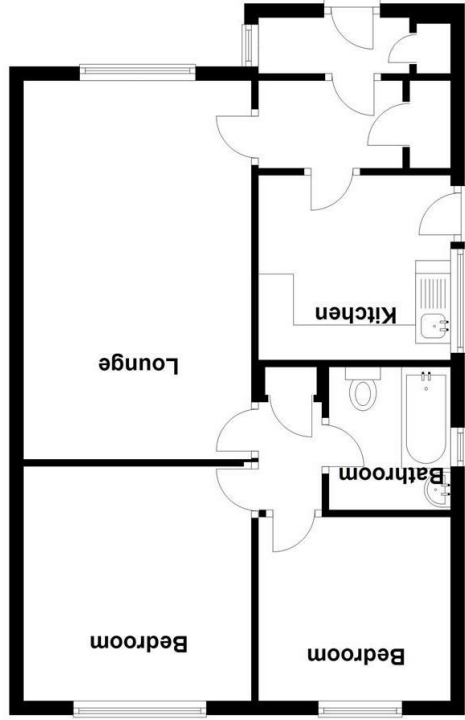
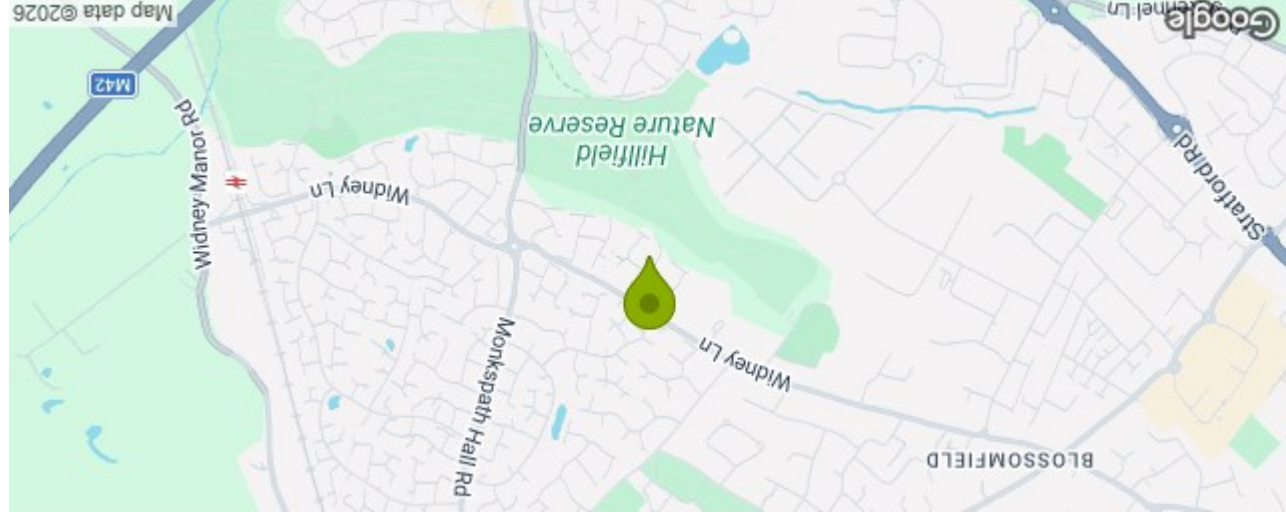
**BROADBAND:** We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 14/03/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 14/03/2025). 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. 55.8 sq. metres (600.5 sq. feet)

Total area: approx. 55.8 sq. metres (600.5 sq. feet)

**15 Tibberton Close Solihull B91 3UD  
Council Tax Band: E**

Energy Efficiency Rating	
Potential	85
Current	65
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 EU Directive 2002/91/EC	

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.