



melvyn
Danes
ESTATE AGENTS



Scott Road

Solihull

Asking Price £300,000

Description

Scott Road leads off Fernhill Road and Pierce Avenue which in turn joins Richmond Road which leads to the A41 Warwick Road giving access to the city centre of Birmingham, via Acocks Green, or travelling in the opposite direction passing the popular Dovehouse parade of shops to the town centre of Solihull.

At the junction of Richmond Road and the A41 one will find Olton Railway Station offering services to Birmingham, Solihull Central (for the London train) and beyond via the local and national railway networks. Richmond Road also gives access to the A45 Coventry Road, via Wagon Lane, and there are regular bus services travelling 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, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Close to the property is Jubilee Park, a pleasant area of public open space with children's play area, one of many parks to be found in Solihull.

Schooling is of particular renown in the Solihull area and there are a number of well regarded schools in walking distance and in the wider vicinity.

An ideal location therefore for this well presented semi detached house which has had recent upgrades completed such as a new kitchen and an extended porch/ground floor shower room to name a few.

The property is approached by a large block paved drive way allowing parking for numerous vehicles and complemented by a side lawn. The property is access via a composite front door allowing access into the accommodation which comprises of entrance hall with storage, ground floor wet room style shower and WC, large through living dining room with feature fireplace and sliding glazed doors opening onto the rear garden. A freshly fitted kitchen with a range of integrated appliances and a side door opening onto the rear garden.

To the first floor we have three bedroom with the principle bedroom being a great size and benefitting from a bank of well fitted wardrobes as well as the family bathroom and loft access.

To the rear we have a private garden mainly laid to lawn bordered by panelled fencing and benefitting from a garden shed and patio. To the front we have a smart block paved drive way affording parking for numerous vehicles.



Accommodation

Entrance Lobby

Entrance Hall

Ground Floor Shower Room

Kitchen

13'6" x 10'9" (4.14 x 3.28)

Living/Dining Room

20'11" x 10'0" (6.38 x 3.06)

Bedroom One

12'4" x 10'0" (3.76 x 3.06)

Bedroom Two

8'3" x 10'0" (2.52 x 3.06)

Bedroom Three

8'3" x 10'9" (2.52 x 3.28)

Bathroom

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

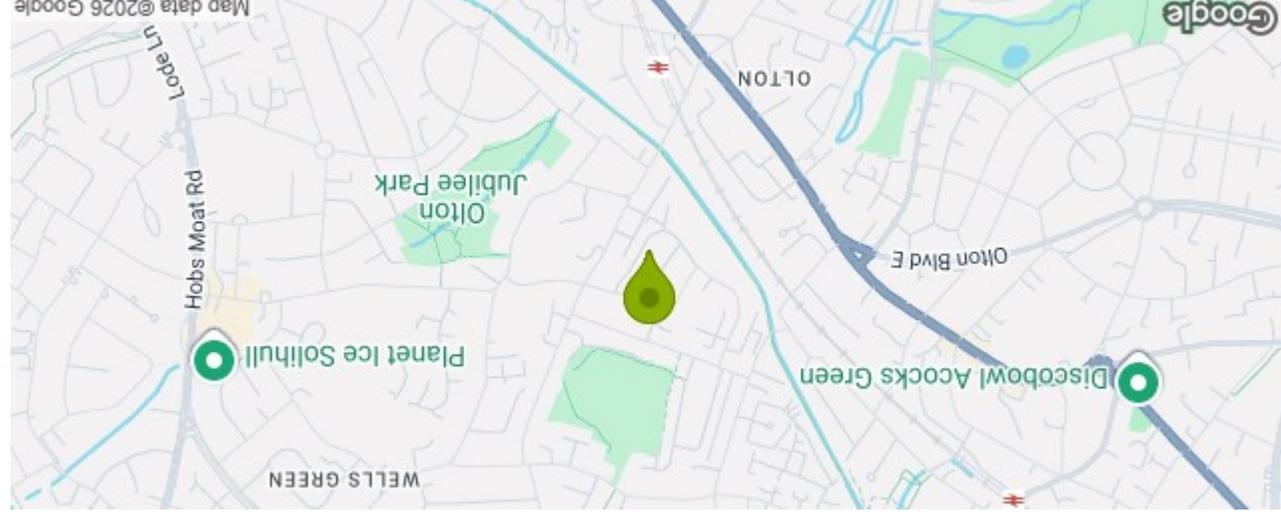
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 18/2/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 18/2/2025). 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

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 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 a purchase administration fee of £25 inclusive of VAT to cover these checks.



115 Scott Road Solihull B92 7LN Council Tax Band: C

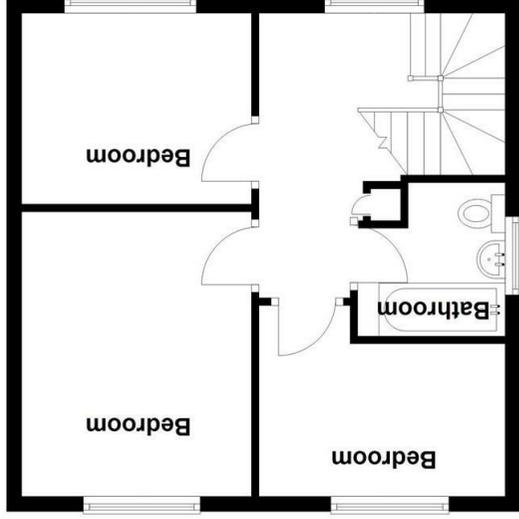
Total area: approx. 941.2 sq. feet

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
(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	37
Potential	75

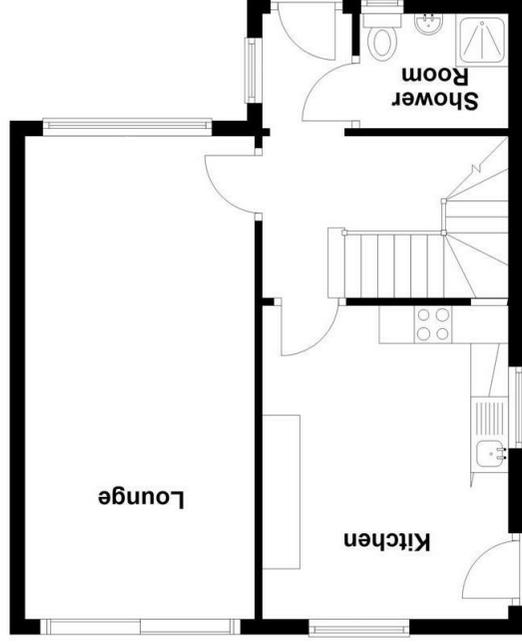
EU Directive 2002/91/EC

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.



First Floor
Approx. 442.1 sq. feet



Ground Floor
Approx. 499.1 sq. feet