

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, lowercase, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, uppercase, sans-serif font.

melvyn
Danes
ESTATE AGENTS

A photograph of a two-story semi-detached house with a red brick exterior and white-painted bay windows. The house has a tiled roof and a small porch with a white door. To the right of the house is a two-car garage with white doors. The front garden features a green lawn, a paved driveway, and various plants and pots. The sky is blue with some clouds.

**Harvard Road
Solihull
Asking Price £300,000**

Description

Harvard Road leads just off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where you will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs as well as the town centre of Solihull. Solihull has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, you will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This well maintained semi detached house has been in the current ownership since the late 1960's and has been lovingly looked after throughout it's lifetime.

The property is approached via a large frontage offering off road parking, mature shrubs borders and fore garden and an area laid to lawn that leads to the two garages and side gate access as well as front porch door allowing access into the accommodation which comprises of entrance hall with under stair storage, dining room with bay window and fire place, living room with French doors opening onto the rear garden fitted kitchen with side access onto the covered side garden.

To the first floor we have three bedrooms two of which are great sized doubles and a further single along with the family bathroom as well as drop down loft ladder with boarded loft.

To the rear we have a two zoned garden with patio and side garden with green house. There is also access into the two single garages both with power and lighting and barn style doors opening onto the drive way.



Accommodation

Entrance Porch

Entrance Hall

Dining Room

9'11" x 12'3" (3.047 x 3.754)

Living Room

12'11" x 9'11" (3.940 x 3.039)

Kitchen

6'7" x 8'4" (2.015 x 2.545)

Bedroom One

12'3" x 9'9" (3.759 x 2.995)

Bedroom Two

9'11" x 12'10" (3.024 x 3.921)

Bedroom Three

6'8" x 6'7" (2.034 x 2.028)

Single Garage One

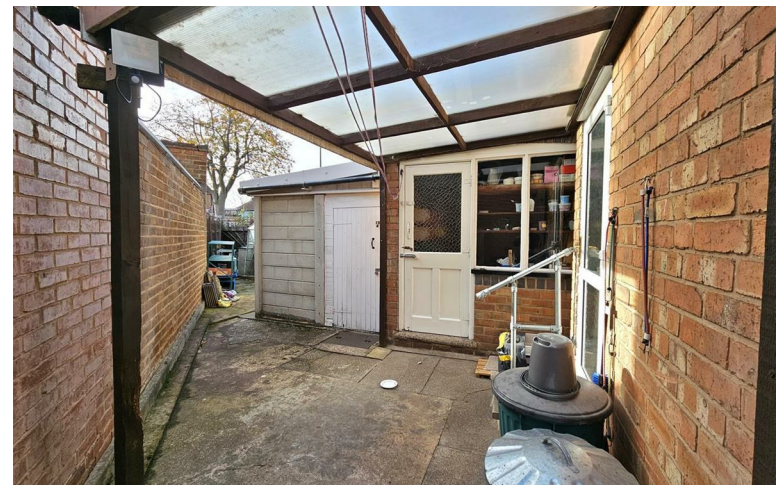
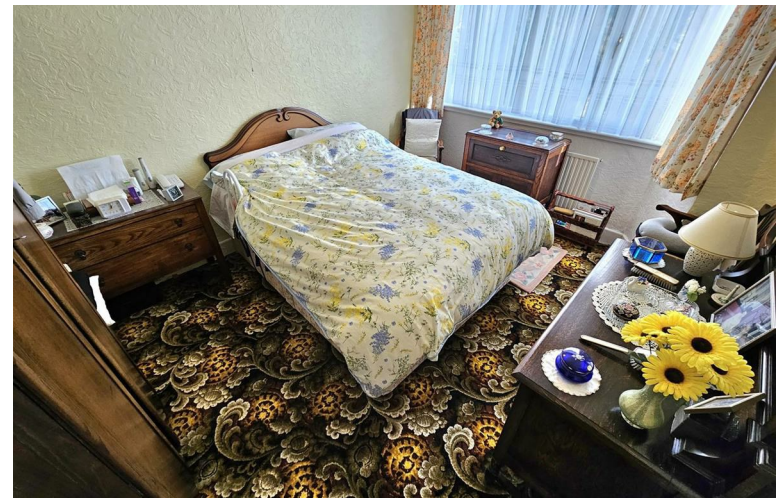
7'10" x 15'5" (2.412 x 4.714)

Single Garage Two

7'10" x 13'7" (2.400 x 4.144)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

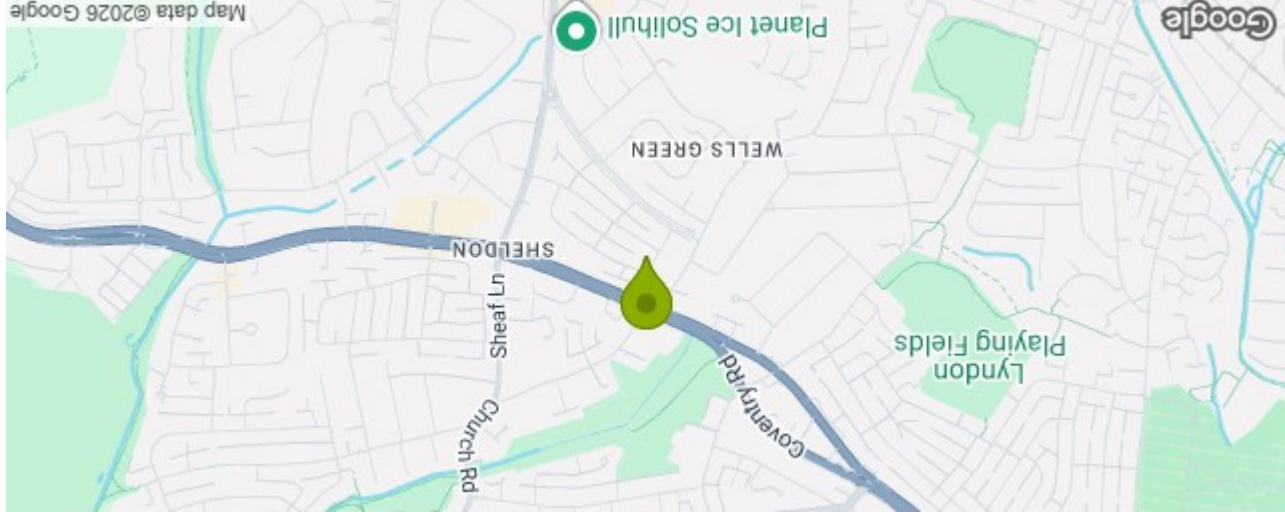
BROADBAND: We understand that the standard broadband download speed at the property is around 8 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 3/11/2025. 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 3/11/2025). 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

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.



102 Harvard Road Solihull B92 8EX
Council Tax Band: D

Energy Efficiency Rating	
Potential	77
Current	63

Energy Efficiency Rating	Band	Score Range	Running Costs
A	92 plus	(81-91)	Very energy efficient - lower running costs
B	81-91	(69-80)	
C	69-80	(55-68)	
D	55-68	(39-54)	
E	39-54	(21-38)	
F	21-38	(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.

