



melvyn
Danes
ESTATE AGENTS

Croft Down Road

Solihull

Offers In Excess Of £270,000

Description

Croft Down is off Valley Road which leads off Old Lode Lane close to local shops. Old Lode Lane joins Lode Lane, one of the main arterial roads giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where one will find a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This end terraced property is set back from the road behind a driveway leading to the UPVC front door and briefly comprises of entrance porch, entrance hall, living room with bay window, open plan kitchen dining room with a range of integrated appliances and French doors onto the gardens and access into a ground floor WC. To the first floor we have two double bedrooms and a further single and a smart refitted bathroom.

This property has had a top to bottom refurbishment by the current owners with new electrics, heating, windows kitchen and bathrooms. With private rear gardens, off road parking to the front and vehicular access to the rear this property will suit a range of buyers.



Accommodation

Entrance Porch

Inner Hall

Living Room

11'0" x 12'0" (3.37 x 3.66)

Open Plan Kitchen Dining Room

12'4" x 15'3" max (3.77 x 4.67 max)

Ground Floor WC

Bedroom One

12'5" x 9'6" (3.81 x 2.91)

Bedroom Two

12'4" x 9'6" (3.77 x 2.91)

Bedroom Three

8'2" x 5'5" (2.51 x 1.66)

Family Bathroom

8'5" x 5'5" (2.59 x 1.66)

**Private Rear Gardens With Brick
Shed**

Off Road Parking



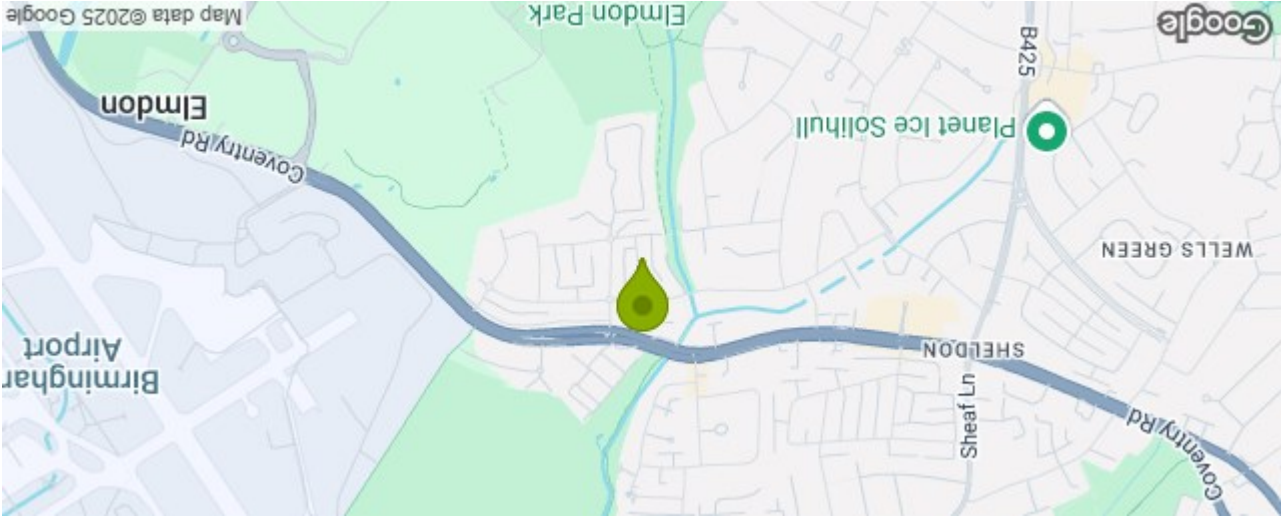
TENURE: We are advised that the property is Freehold.
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 05/03/2025. 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 05/03/2025). 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.

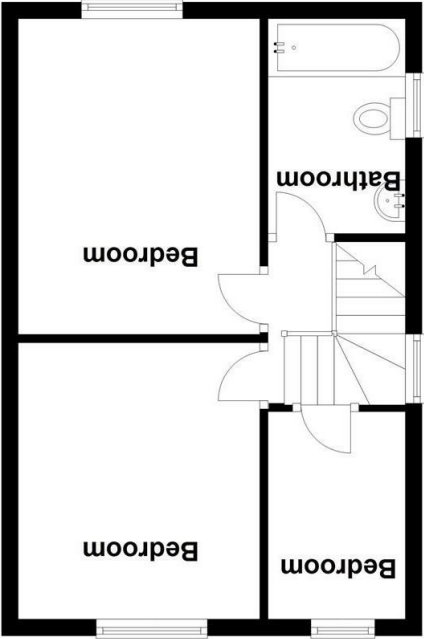


36 Croft Down Road Solihull B92 9BD Council Tax Band: C

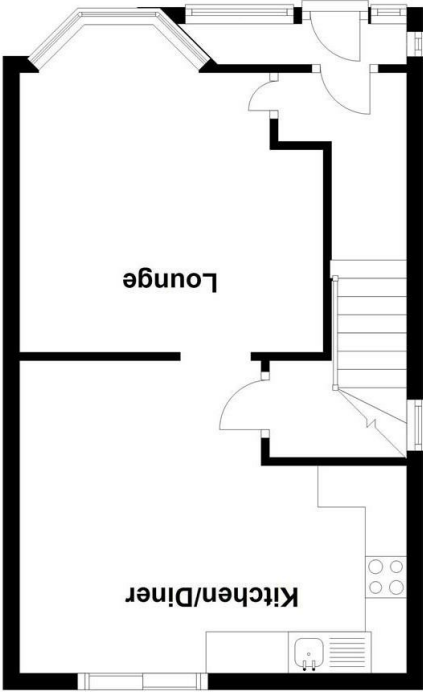
Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	63
	B (81-91)	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs	G (1-20)	
EU Directive 2002/91/EC		
Potential	87	

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



Ground Floor



Total area: approx. 70.8 sq. metres (761.6 sq. feet)