



melvyn
Danes
ESTATE AGENTS

Park Road

Solihull

Offers Around £535,000

Description

Situated in the most central of positions, these impressive and prominent pair of semi detached houses were built at the turn of the twentieth century and retain a host of original features from the period including 'Minton' tiled flooring to the hallway, deep moulded coved cornicing, panelled doors and sash windows.

Located adjacent to St Alphege Church in the heart of the town centre; these superb houses are so perfectly located to take full advantage of the excellent local amenities offered by the town which provides both useful shopping facilities, a real cafe culture of contemporary bistros and bakeries and of course the great selection of restaurants and bars. Those familiar with the town centre will appreciate the vibrant and modern Touchwood Centre with the multiplex cinema, The Core Theatre and the library.

Schooling in Solihull is of particular renown and being located adjacent to St Alphege School there is little doubt of the catchment area. Tudor Grange Secondary School is located in nearby Blossomfield Road on the Solihull Secondary Schools Complex and there is of course Solihull Sixth Form College on Widney Manor Road. At the junction with the Warwick Road and New Road is Solihull School providing a private education option within a very short walk from these delightful period properties.

Park Road itself leads to the entrance of Malvern and Brueton Park and Nature Reserve which is a vast area of open space for dog walking and general recreation. Solihull towns motto of 'Urbs in Rure' could not be more true for these Edwardian houses which really offer a rare opportunity to combine the best of both worlds.

From Solihull Railway Station one can catch the train to Birmingham City Centre and of course take the Chiltern train to London Marylebone. Whereas those looking to take advantage of the Midland Motorway Network, some 1.5 miles away is Junction 5 of the M42 which of course gives direct access via the newer motorway junction 5A to Birmingham Airport and International Railway Station with the faster London train.

Being in their current ownership for in excess of 30 years - these properties offer a rare opportunity to acquire a charming period home in a real prime town centre location.

Both of the houses have been altered and extended throughout their lifetime and while sitting side by side offer alternative living arrangements. To the rear of the properties are good sized gardens with a southerly aspect which afford the possibility for further extension (subject to necessary planning permissions) where any buyer could add a contemporary open plan living space to create the perfect blend of traditional character with modern living.

The accommodation within this charming property comprises of a porch entrance, reception hallway with original tiled flooring and open spindle turned staircase rising to the first floor, guest cloaks WC, two reception rooms with decorative fireplaces, fitted kitchen with utility room and ground floor shower room off, three first floor bedrooms, family bathroom with shower, separate WC and fourth loft bedroom. There is driveway parking to the front and a good sized south facing rear garden.



Accommodation

FRONT DRIVEWAY PARKING

PORCH ENTRANCE

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

13'6" x 13'3" into bay

DINING ROOM

13'0" x 11'6"

FITTED KITCHEN

12'0" x 9'0"

UTILITY ROOM

8'9" x 5'10"

GROUND FLOOR SHOWER ROOM

10'8" x 5'4"

FIRST FLOOR LANDING

BEDROOM ONE

17'7" x 11'5"

BEDROOM TWO

13'0" x 11'6"

BEDROOM FOUR

9'0" x 8'10"

FAMILY BATHROOM

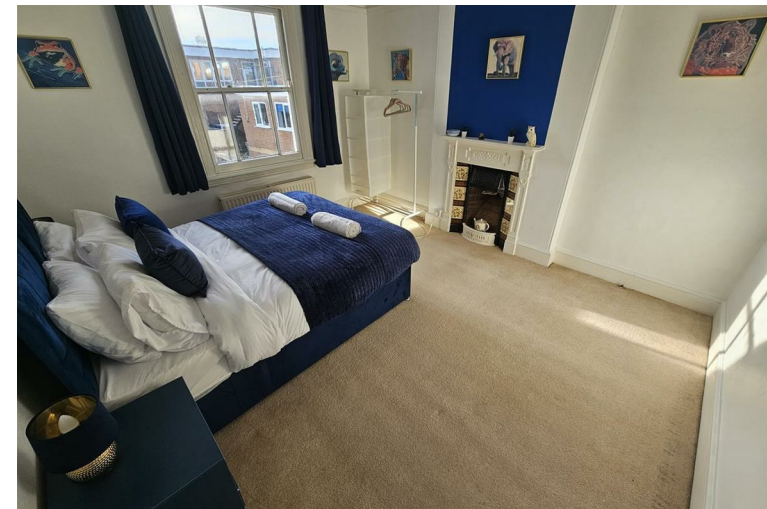
9'9" x 5'10"

SECOND FLOOR LANDING

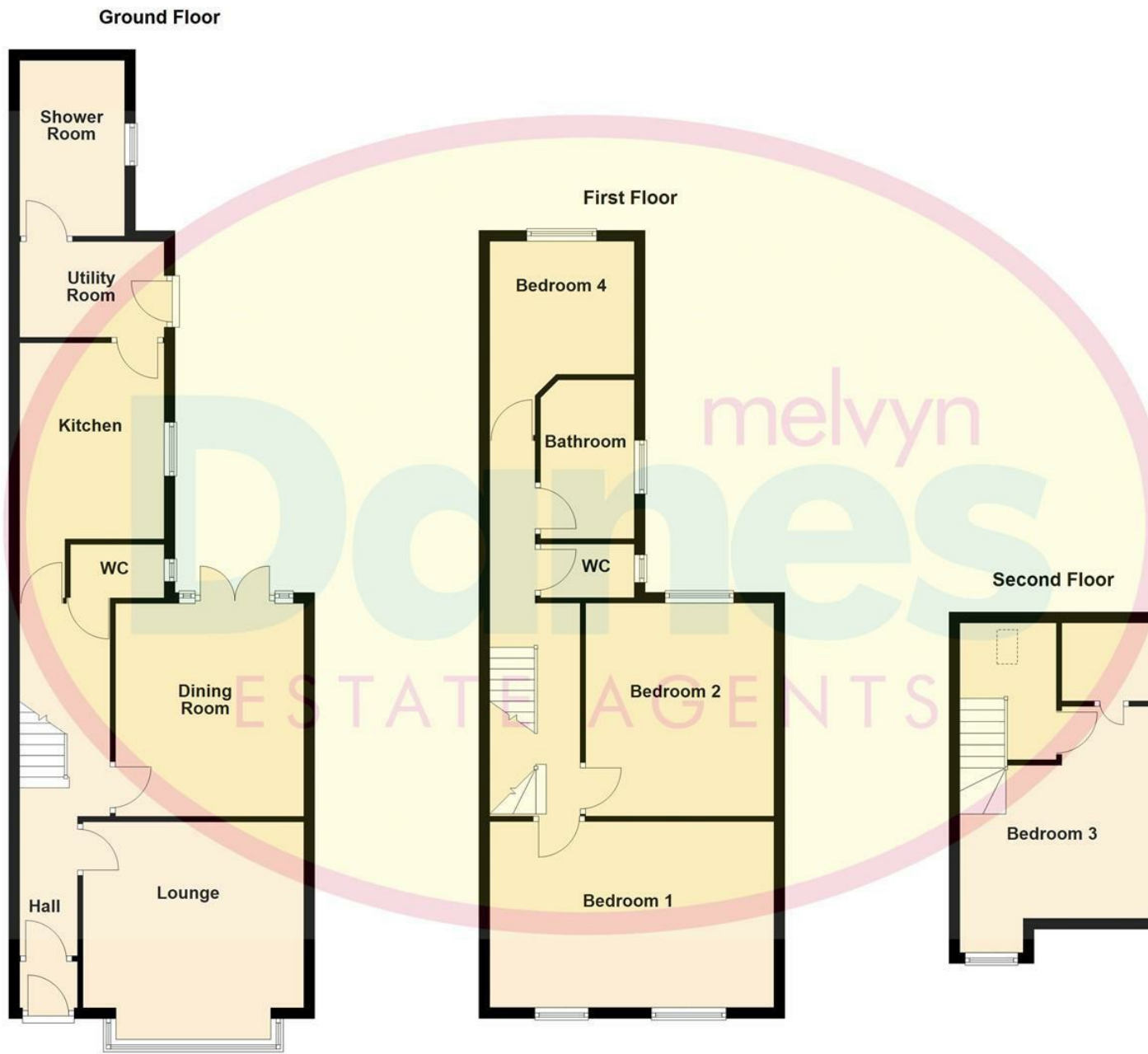
BEDROOM THREE

12'9" max x 11'6" max

REAR GARDEN







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.

TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 25/06/2025. Actual service availability at the property or speeds received may be different.

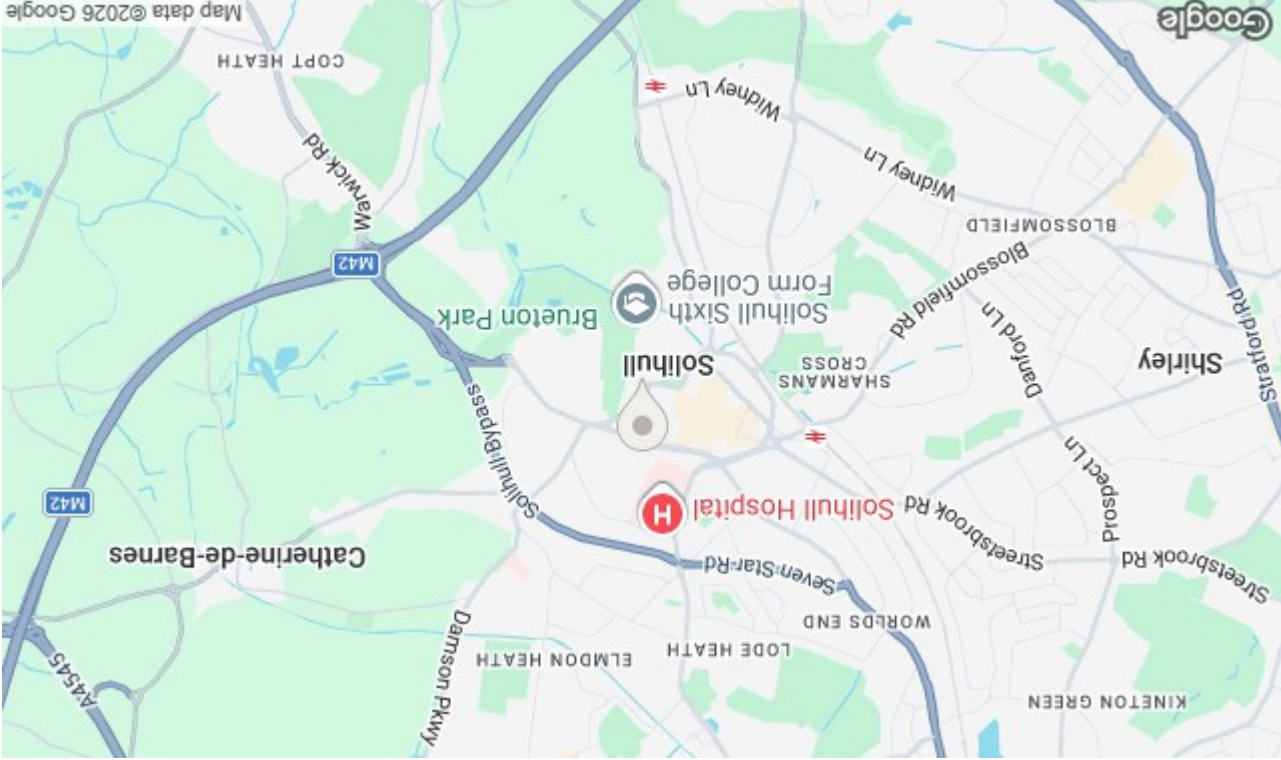
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 25/06/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



6 Park Road Solihull B91 3SU Council Tax Band: F

Energy Efficiency Rating		
Potential	Current	
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		
		53
		75
England & Wales		
EU Directive 2002/91/EC		