



melvyn
Danes
ESTATE AGENTS

Kelvedon Grove

Solihull

Asking Price £475,000

Description

This three double bedoomed exclusive town house is located off Kelvedon Grove which is off Lode Lane in central Solihull. Lode Lane has regular bus services operate to the town centre of Solihull and surrounding suburbs and also to the city centre of Birmingham, via the A45 Coventry Road. The A45 also gives access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham international Airport and Railway Station and junction 6 of the M42 motorway.

The house is within walking distance of Solihull Town centre, where a full range of stylish shops and Touchwood Shopping Centre can be found and also falls within Greswold School catchment area.

The property is accessed via secured gates which allows access onto two allocated parking spaces, guest parking and leads to the front door into the accommodation which comprises of, large entrance hall with generous storage, allowing access into the single garage off which is a utility and WC, and further access through double doors into the large kitchen diner. A great entertaining space with ample room for large table and chairs along with side board and occasional furniture. The kitchen is fully fitted and offers a range of integrated appliances. The dining side of the kitchen has a fully glazed door and side windows that open onto the private rear garden.

On the first floor we have the formal sitting room. A lovely room with double aspect windows, feature fire place and a charming balcony over looking playing fields. Off the landing is an airing cupboard housing services and access into the third bedroom that is currently being used as a second sitting room. This room has access into a large walk in wardrobe that is set up as a study space. Further access off the landing into the fitted shower room and stairs to the second floor.

On the second floor we have two double bedrooms both fitted with en-suites, one of which has a four piece suite including sperate bath and shower with the other having been recently upgraded offering a stylish 3 piece suite. The principle bedroom is a particularly generous size with ample built in wardrobes and a Juliet balcony over looking open space.

The garden is private and low maintenance currently block paved with pot plants and seating. An ideal entertaining space off the large kitchen dining room.



Accommodation

Entrance Hall

Ground Floor WC/Utility

2'8" x 8'1" (0.835 x 2.471)



Kitchen Dining Room

15'4" x 17'6" max (4.697 x 5.357 max)

Living Room With Balcony

11'11" x 15'5" (3.655 x 4.715)

Bedroom Three/Snug + Wardrobe/Study

14'11" x 8'8" + 4'7" x 5'7" (4.569 x
2.662 + 1.412 x 1.707)

Shower Room

6'2" x 6'11" (1.905 x 2.125)

Bedroom One With Juliet Balcony

15'3" x 11'11" (4.651 x 3.637)

En-suite

6'8" x 8'1" (2.040 x 2.479)

Bedroom Two

13'10" x 8'9" (4.233 x 2.677)

En-suite

6'3" x 7'1" (1.907 x 2.173)

Single Garage

8'1" x 15'0" (2.471 x 4.578)

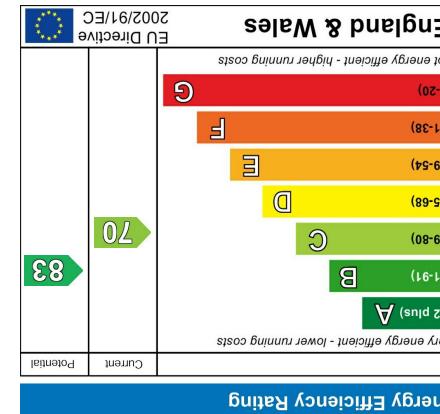
Private Rear Garden

Private Allocated Parking

Guest Parking



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.



14 Nightingale Court Klevendon Grove Solihull B91 2UG



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 information from vendors and to individual customers, we may use approved external services which review publicly available information on companies and individuals. However, a full adequacy review will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

Any purchaser who has a professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. We may write 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 professional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

VIEWING: By appointment only with the office on the number 0121 711 1712

MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checkerboard.uk on 28/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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 06/2/2025. Actual service availability at the property or speeds received may be different.

TENURE: We are advised that the property is Freehold. With a service charge of circa £1000 per year.

