



melvyn  
**Danes**  
ESTATE AGENTS



Walford Drive

Solihull

Asking Price £315,000

## Description

Walford Drive leads indirectly off Old Lode Lane close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road 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.

The property is set back from the road behind a paved fore garden and drive way that leads to the single garage, rear gate access and the front door which allows access into the porch and further access into the accommodation which comprises of, open plan living dining room with bay window to the front and rear elevation and feature wall mounted fire place. Fitted kitchen with a range of fitted appliances and access into the rear garden.

To the first floor we have three bedrooms two of which are good sized doubles and a further single as well as the smartly fitted family bathroom with p shaped bath and thermostatic shower. With drop down ladder giving access to an insulated and fully boarded loft space making for ideal storage.

To the rear we have a beautiful landscaped garden with multi level entertaining spaces from a top deck to a middle patio and a base level lawn with raised borders and access into the rather smart garden studio with double doors, power supply and lighting.

To the front we have a split drive way that leads to the single garage with up and over door and parking for numerous vehicles.



**Accommodation**

**Entrance Porch**

**Entrance Hall**

**Living Room**

10'2" x 15'7" (3.118 x 4.772)

**Dining Room**

11'4" x 8'8" (3.472 x 2.653)

**Kitchen**

7'0" x 8'10" (2.135 x 2.703)

**Garden Studio**

13'7" x 7'6" (4.156 x 2.301)

**Single Garage**

8'7" x 18'6" (2.640 x 5.646)

**Bedroom One**

10'2" x 11'11" (3.103 x 3.652)

**Bedroom Two**

11'4" x 10'4" (3.462 x 3.171)

**Bedroom Three**

5'10" x 6'7" (1.784 x 2.018)

**Family Bathroom**

6'11" max x 7'9" (2.122 max x 2.383)

**Private Landscaped Rear Gardens**

**Off Road Parking**



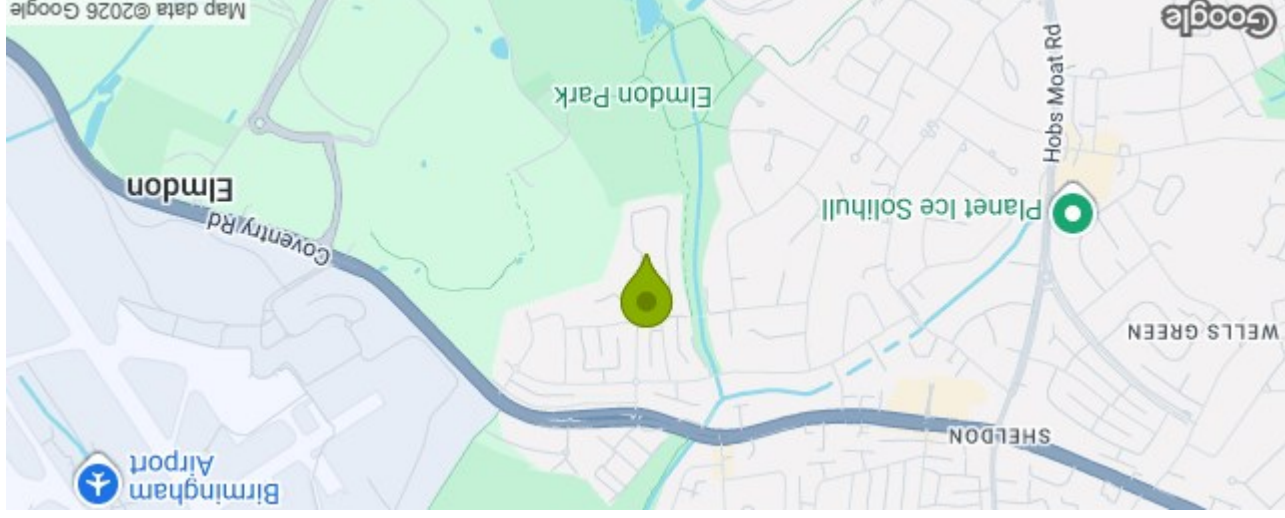
**TENURE:** We are advised that the property is freehold  
**BROADBAND:** We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 21/07/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 21/07/2025). 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.

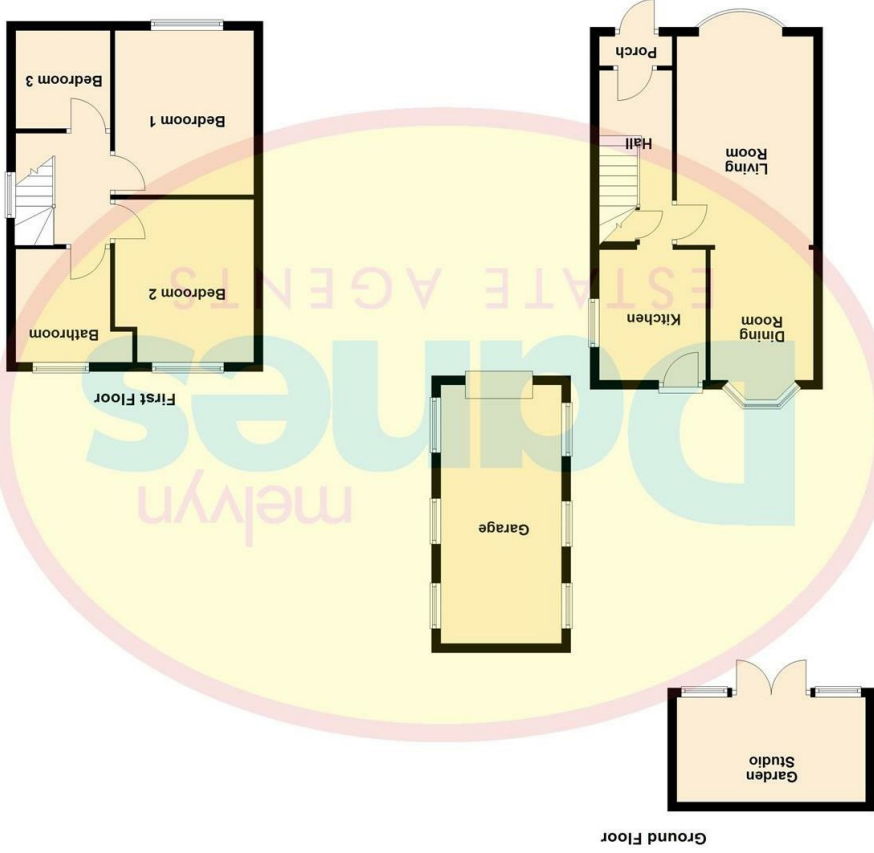
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



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
Not energy efficient - higher running costs	(1-20) G
EU Directive 2002/91/EC	

Current: 66  
 Potential: 77

**32 Watford Drive Solihull B92 9DR**  
**Council Tax Band: C**



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.