



melvyn
Danes
ESTATE AGENTS

Kelvedon Grove

Solihull

Asking Price £475,000

Description

This three double bedded 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



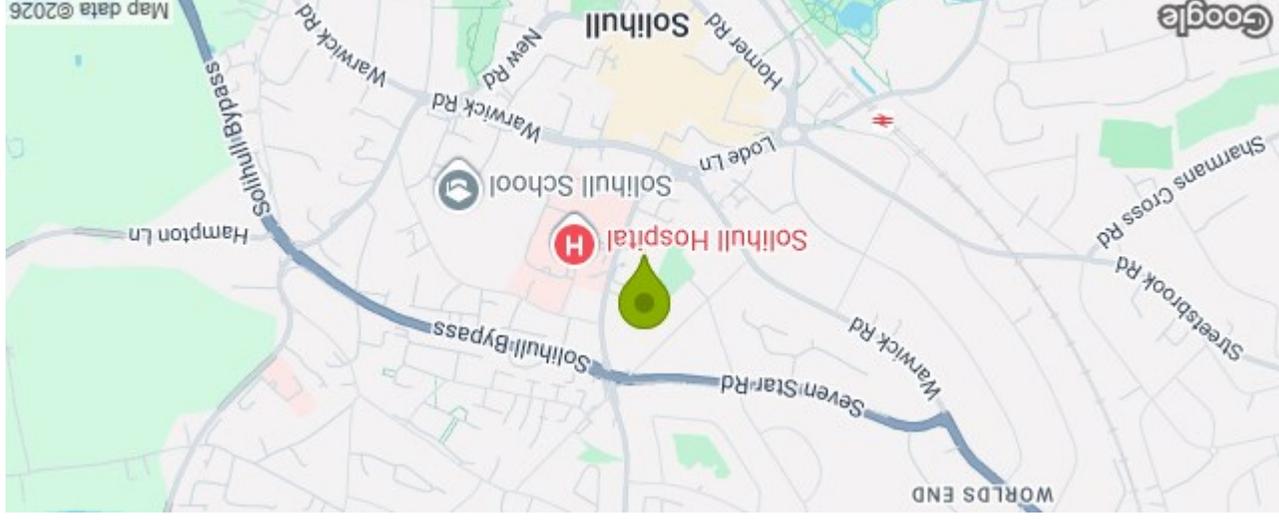
TENURE: We are advised that the property is Freehold. With a service charge of circa £1000 per year.

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.

BROADBAND/MOBILE: Please refer to checker www.ofcom.gov.uk for broadband and mobile coverage at the property. From data taken on 12/03/2026 we understand that the standard broadband download speed at the property is around 1000 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 5000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

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 an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

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.



**14 Nightingale Court Kelvedon Grove Solihull B91 2UG
Council Tax Band: G**

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92 plus)	(81-91)
B (81-91)	C (69-80)
C (69-80)	D (55-68)
D (55-68)	E (39-54)
E (39-54)	F (21-38)
F (21-38)	G (1-20)
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.