



Caldeford Avenue, Solihull

Asking Price £380,000

- **THREE BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **PRIVATE IDYLIC GARDEN**
- **POTENTIAL TO MODERNISE**
- **LARGE GARAGE**
- **OFF ROAD PARKING FOR NUMEROUS VEHICLES**
- **SOUGHT AFTER SOLIHULL LOCATION**
- **SOUGHT AFTER SCHOOL CATCHMENTS**

Caldeford Avenue is a popular cul-de-sac located on the ever popular Monkspath development and enjoys a pleasant position at the end of the road. The main road through the development is Monkspath Hall Road which gives access to the town centre of Solihull or in the opposite direction to the A34 Stratford Road in Shirley. In nearby Shelly Crescent one will find a parade of local shops together with takeaway outlets, public house and restaurant and doctors surgery. Close to the property is Widney Manor Railway Station offering services to Birmingham and beyond. Adjacent is Widney Manor golf course and fitness centre. Solihull has its own main line London to Birmingham Railway Station opposite which is Tudor Grange Park and leisure centre and Solihull College.

ENTRANCE PORCH

Entrance porch allowing access to the main accommodation.

LIVING ROOM

15'0" x 12'2" (15'4" max) (4.59m x 3.73m (4.69m max))



A sizable living room with a large window to the front elevation allowing an abundance of light making the room feel spacious and airy. This room allows access to the stairs and an archway leading to under stair storage and the dining room.

KITCHEN

9'10" x 7'0" (3.01m x 2.15m)



Fitted with a range of wall mounted and base units with fitted

appliances including electric double oven and grill, gas hob, sink and mixer tap space and plumbing for fridge/freezer and currently housing the combi boiler. With window to rear elevation and side door allowing access into the garden.

DINING ROOM

9'10" x 8'0" (3.01m x 2.44m)



This intimate dining room has a large window to the rear filling the room with light. Perfect for gatherings or family meals, this room feels inviting despite its modest size, with access through to the kitchen.

BEDROOM ONE

9'10" x 13'6" (15'5" max) (3.02m x 4.14 (4.71m max))



This generous bedroom has ample space for all of your needs, with built in wardrobes and two windows that look out to the garden. With ceiling light and wall mounted radiator.

BEDROOM TWO
9'0" x 8'7" (2.76m x 2.63m)



The second bedroom also has a built in wardrobe with a window to the front elevation, ceiling light and wall mounted radiator.

BEDROOM THREE
8'10" x 6'5" (2.71m x 1.96m)

A single room currently fitted as a study. with window to front elevation ceiling light and wall mounted radiator.

SHOWER ROOM
5'3" x 5'6" (1.62m x 1.69m)



A fitted shower room with walk in shower, wash basin and toilet. Fitted mirror and wall mounted radiator with window to side elevation.

GARAGE
20'6" x 8'0" (6.25m x 2.46m)



This extended single garage with up and over door and rear access into the garden provides ample storage and the potential for conversion.

OUTSIDE



To the front of the property we have an ample drive with mature shrubs fronting allowing parking for numerous vehicles. To the rear we have a well maintained private garden with greenhouse and garden shed with patio area. The side patio to the property lends its self to being use for extension subject to planning.

FLOOR PLAN

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.



LOCATION

Leaving the town centre of Solihull via Monkspath Hall Road proceed straight on at three traffic islands and take the fourth turning on the right into Caldeford Avenue.

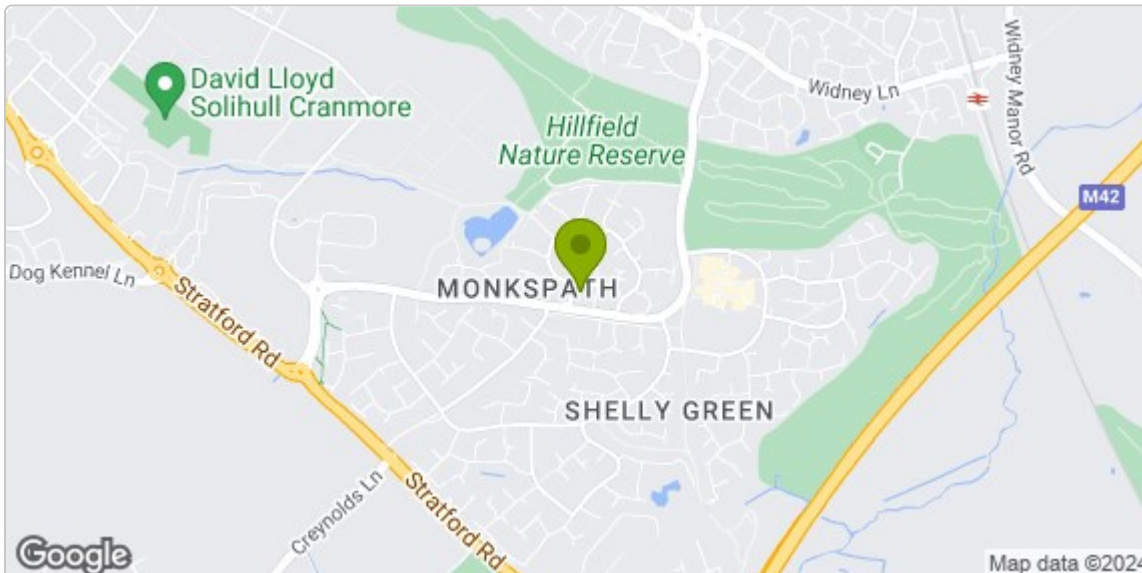
TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Full Postal Address:
10 Caldeford Avenue Solihull
Solihull B90 4UD

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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