



**melvyn**  
**Danes**  
ESTATE AGENTS

Glencroft Road  
Solihull  
Offers Over £220,000



Glencroft Road leads just off Valley Road which in turn 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. Elmdon Park is a short distance away.

This three bedroomed elevated end terraced property requires a scheme of works but has great potential to add value and briefly comprises of entrance hall, living/dining room with French doors to rear elevation, fitted kitchen, lean too/conservatory, three bedrooms, bathroom, single garage, front and rear gardens.





## ACCOMMODATION

Entrance Hall

Living/Dining Room

21'6" x 9'7"

Kitchen

5'6" x 13'6"

Lean Too/Conservatory

7'11" x 15'5"

Bedroom One

10'5" x 9'7"

Bedroom Two

10'8" x 9'7"

Bedroom Three

7'8" x 5'6"

Bathroom

7'7" x 5'6"

Single Garage

Front And Rear Gardens





LOCATION

Leaving the town centre of Solihull via Lode Lane proceed straight on at the traffic light junction with Solihull Bypass, straight on at the traffic lights by the Jaguar Land Rover works and at the traffic island turn right into Old Lode Lane. Continue along and take the fifth turning on the right into Valley Road, follow this along and then take the sixth turning on the right into Glen Croft Road where the property will be found on the left hand side.

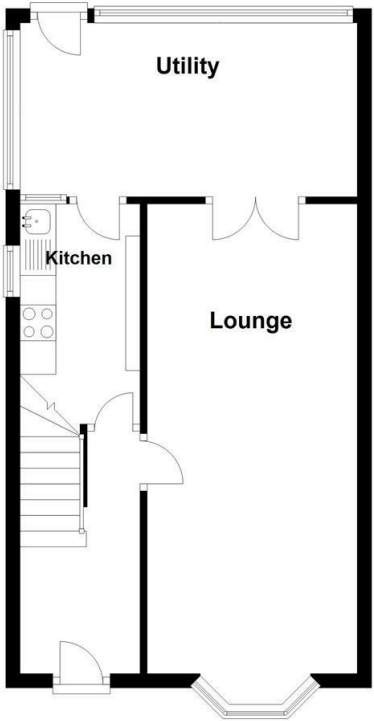
TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

VIEWING

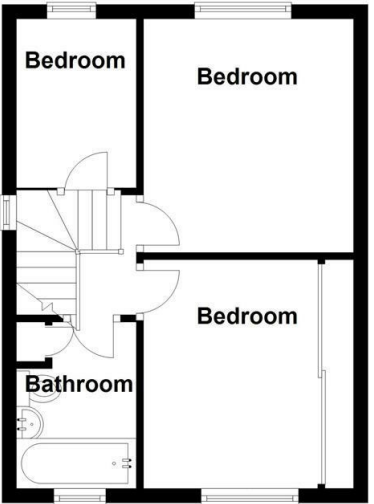
By appointment only please with the Solihull office on 0121 711 1712

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.

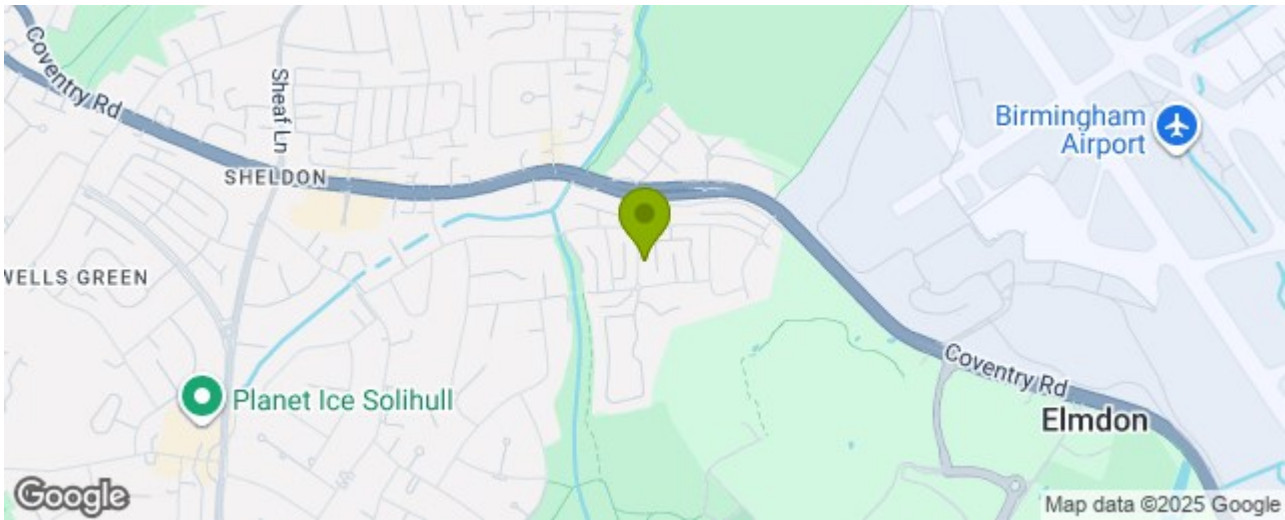
Ground Floor



First Floor



Total area: approx. 73.9 sq. metres (795.8 sq. feet)



42 Glencroft Road Solihull Solihull B92 9BB  
Council Tax Band: C

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 54                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.