



melvyn
Danes
ESTATE AGENTS

Woodston Grove

Solihull

Offers In The Region Of £625,000

Description

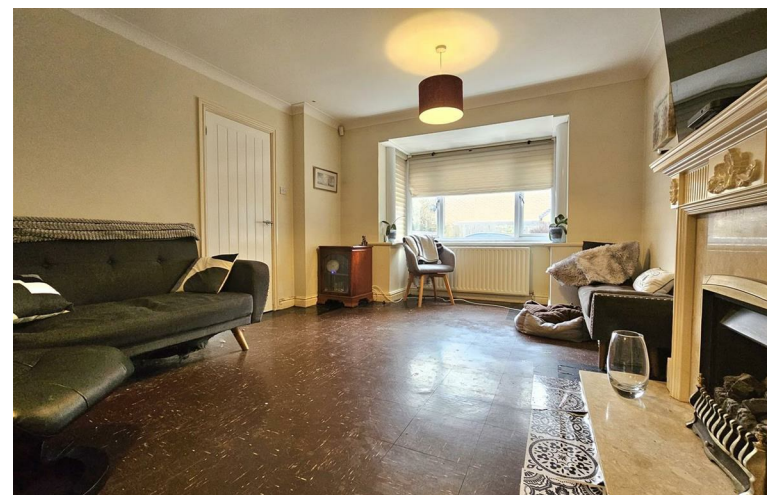
Woodston Grove is off Perryford Drive off Widney Lane, one of the main arterial roads through centre of Solihull which benefits from a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Close to the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

The property is ideally located for a short stroll into the town centre, Widney Manor Railway Station and also for local schooling including Tudor Grange School

The accommodation is set back from the road behind a private driveway and parking leading to a double garage and entrance door and comprises of, through reception hall, study, living room, dining room, ground floor wc, kitchen breakfast room and a large conservatory. The the first floor we have four bedrooms one of which has en-suite, family bathroom and loft access. The plot to this property is particularly impressive being a full wrap around plot offering flexible outside space and the potential to extend subject to planning permissions.

We don't think this property will be available for long being one of the most sought after locations and offering a blank canvas for someone to make their own.



Accommodation

Entrance Hall

Study

8'11" x 8'9" (2.74 x 2.67)

Living Room

16'0" x 12'9" (4.89 x 3.89)

Dining Room

14'0" x 12'9" (4.29 x 3.89)

Kitchen Breakfast Room

12'9" x 11'8" (3.91 x 3.57)

Conservatory

12'2" x 16'4" (3.73 x 4.99)

WC

Bedroom One

11'5" x 15'9" (3.49 x 4.81)

En-suite

Bedroom Two

11'5" x 12'9" (3.49 x 3.89)

Bedroom Three

9'5" x 9'4" (2.89 x 2.87)

Bedroom Four

7'8" x 9'4" (2.35 x 2.87)

Family Bathroom

Double Detached Garage

13'10" x 18'11" (4.24 x 5.78)

Front And Rear Gardens



TENURE: We are advised that the property is freehold

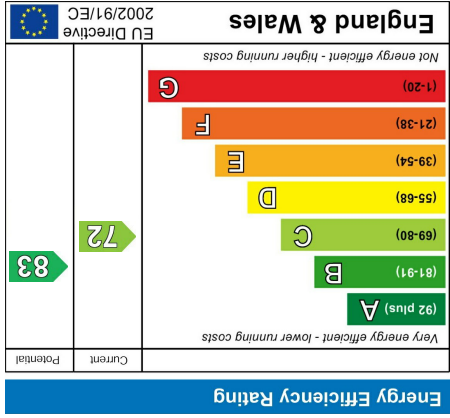
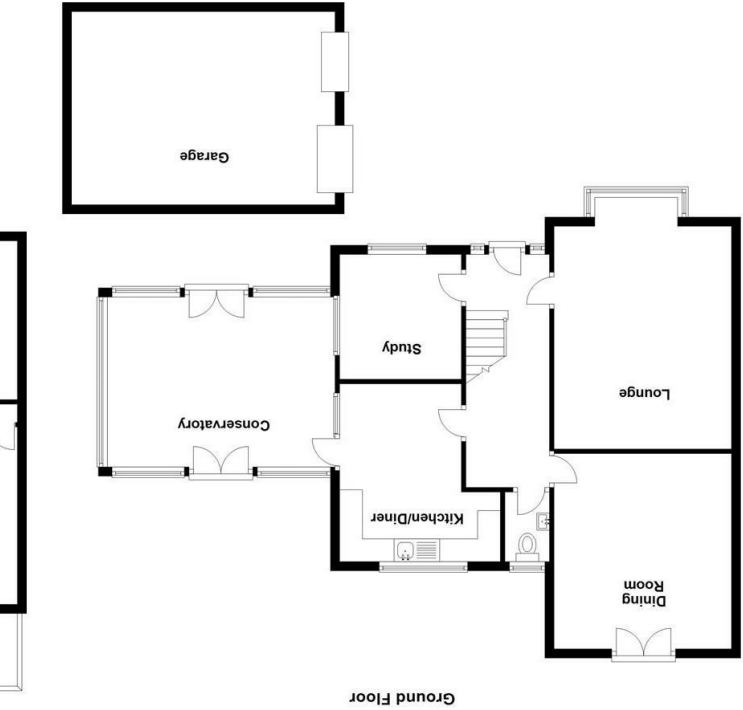
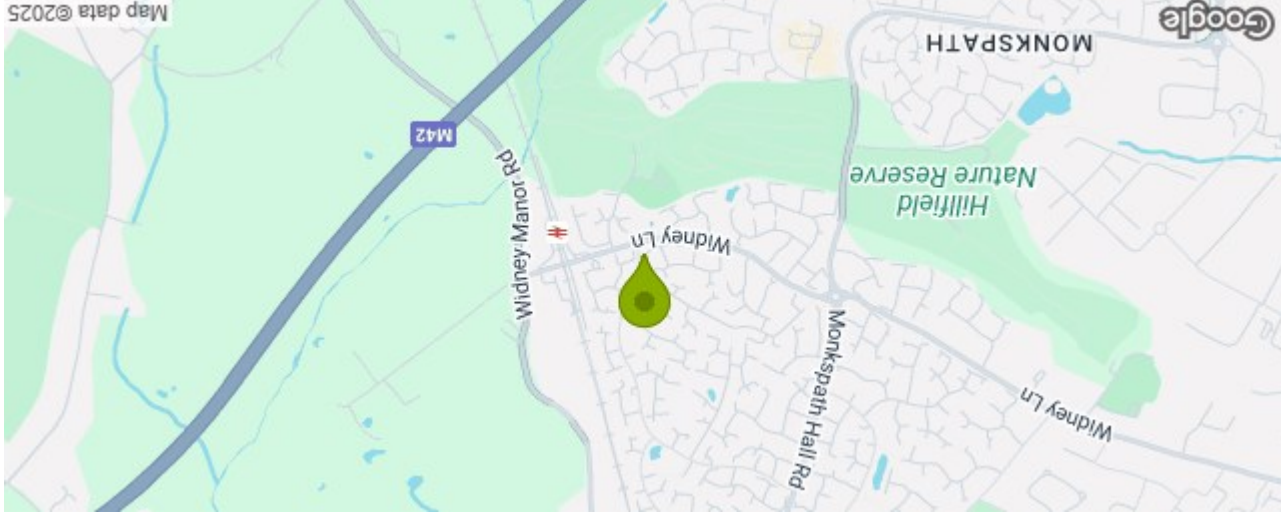
BROADBAND: We understand that the standard broadband download speed at the property is around 15 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 24/01/2025. 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 24/01/2025). 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

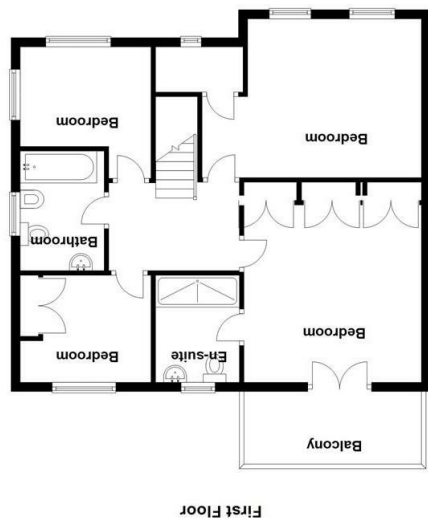
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.



3 Woodston Grove Solihull Solihull B91 3XH
Council Tax Band:

Total area: approx. 178.5 sq. metres (1921.4 sq. feet)



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.