



melvyn
Danes
ESTATE AGENTS

Caldeford Avenue

Monkspath

Offers Over £400,000

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.

A superb location therefore for this early 80's built detached house which occupies a wide plot with potential for extension (subject to necessary planning permissions).

The property is being sold with no upward chain and has been well maintained but would benefit from some cosmetic updating and comprises in brief: Reception hallway, dual aspect lounge, dining area, kitchen, three bedrooms, shower room, side double garage, driveway and wide rear garden.



ACCOMMODATION

RECEPTION HALLWAY

DUAL ASPECT LOUNGE

16'8" max x 14'0" max

DINING AREA

9'5" x 8'4"

KITCHEN

9'4" x 8'0"

LANDING

BEDROOM ONE

11'0" max x 10'0" max

BEDROOM TWO

9'6" x 9'1"

BEDROOM THREE

8'0" 6'8"

SHOWER ROOM

WIDE REAR GARDEN

SIDE DOUBLE GARAGE

FRONT DRIVEWAY



TENURE: We are advised that the property is Freehold.

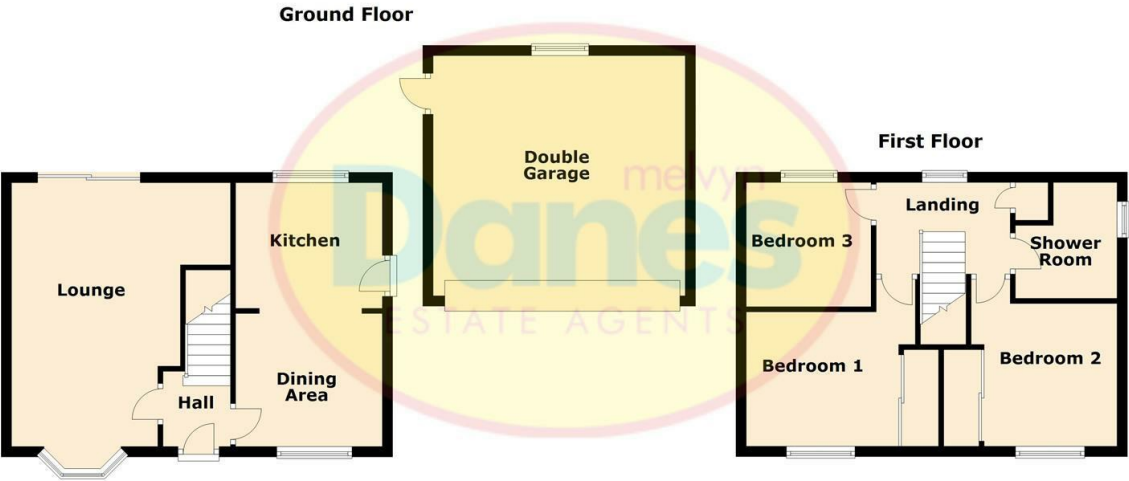
BROADBAND: We understand that the standard broadband download speed at the property is around 4 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 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 limited current mobile coverage dependant on the provider (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.

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.



11 Caldeford Avenue Monkspath Solihull B90 4UE
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

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.