



melvyn
Danes
ESTATE AGENTS

Victor Road

Solihull

Offers In Excess Of £280,000

Victor Road leads off Glencroft Road which leads out to the A45 Coventry Road along which regular bus services operate and where one will find a good choice of shopping facilities and restaurants. The A45 gives access to the city centre of Birmingham or 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.

Further shopping will be found in nearby Old Lode Lane at the junction of Valley Road and Hatchford Brook Road and regular bus services operate along here to the town centre of Solihull where one will find an excellent choice of shopping facilities and Solihull's main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Elmdon Park is a short distance away offering a pleasant area of public open space with children's play area and historic church.

An ideal location therefore for this larger style semi detached property which is being offered for sale for the first time in nearly sixty years and has been lovingly maintained and sold with no upward chain.

The accommodation offers good sized rooms has a welcoming reception hallway, ground floor WC, two generous reception rooms, kitchen, three well proportioned bedrooms, bathroom, garden to the rear with a private aspect and front driveway parking.



ACCOMMODATION

PORCH ENTRANCE

RECEPTION HALLWAY

GUEST CLOAKS WC

LOUNGE

14'0" x 11'0"

DINING ROOM

12'6" x 11'0"

KITCHEN

8'10" x 7'0"

LANDING

BEDROOM ONE

14'1" x 11'0"

BEDROOM TWO

12'6" x 11'0"

BEDROOM THREE

8'7" x 7'1"

BATHROOM

REAR GARDEN

FRONT DRIVEWAY PARKING



TENURE: We are advised that the property is Freehold.

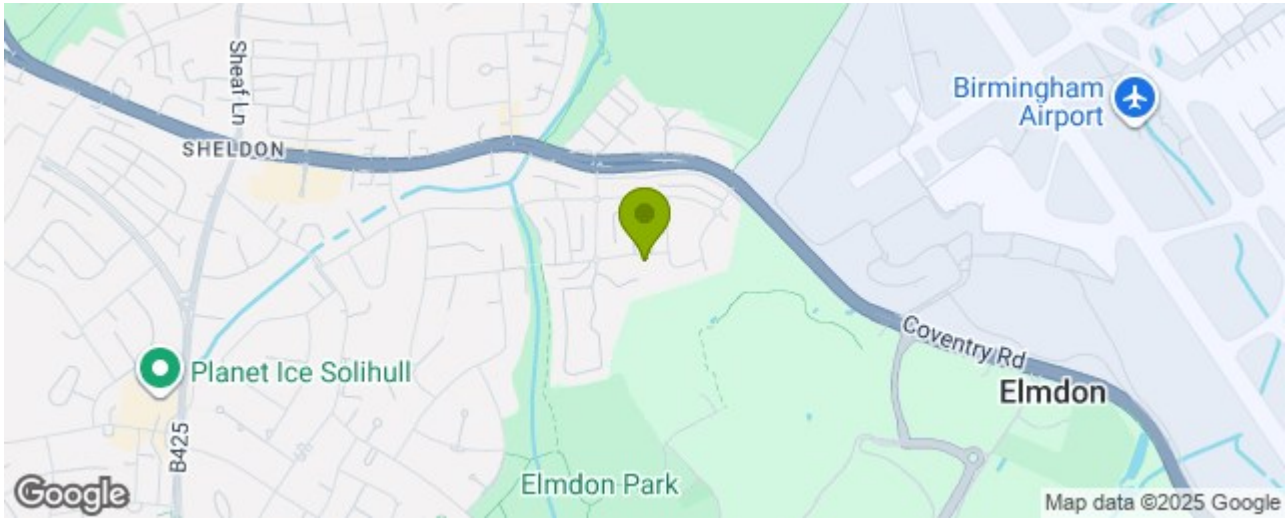
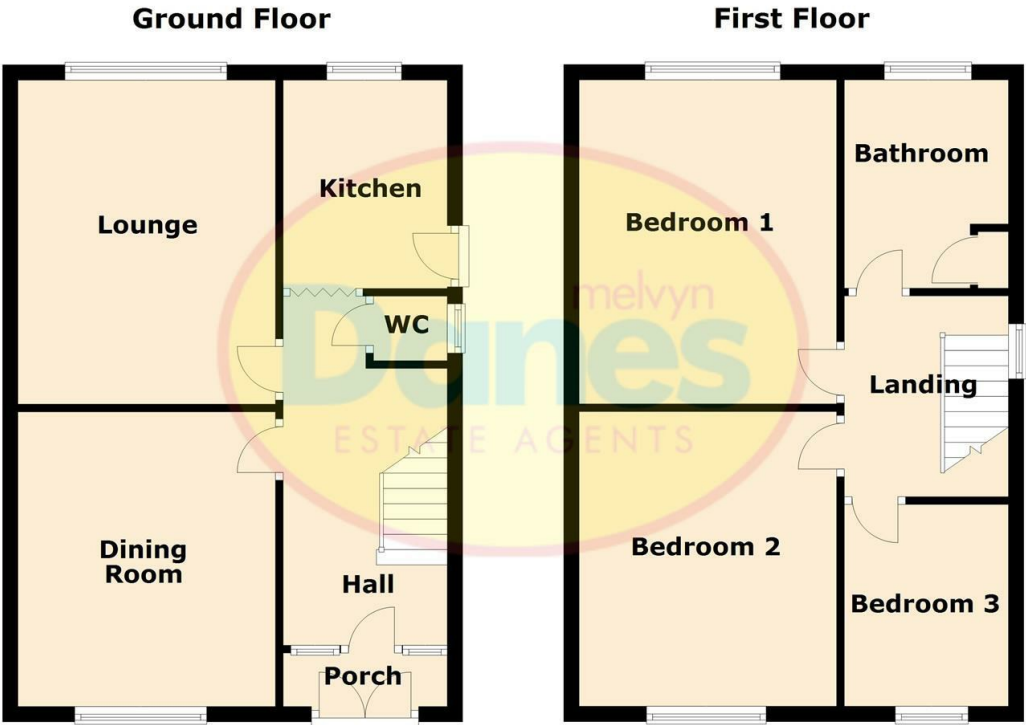
BROADBAND: We understand that the standard broadband download speed at the property is around 13 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 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.

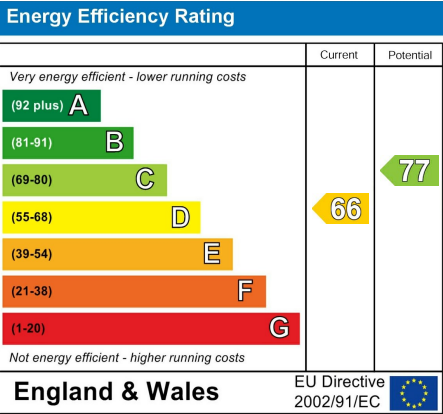
VIEWING: By appointment only with the office on the number below.

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.



152 Victor Road Solihull B92 9DJ
Council Tax Band: C



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.