



melvyn
Danes
ESTATE AGENTS

Lyndon Road
Solihull
Offers Over £265,000

Description

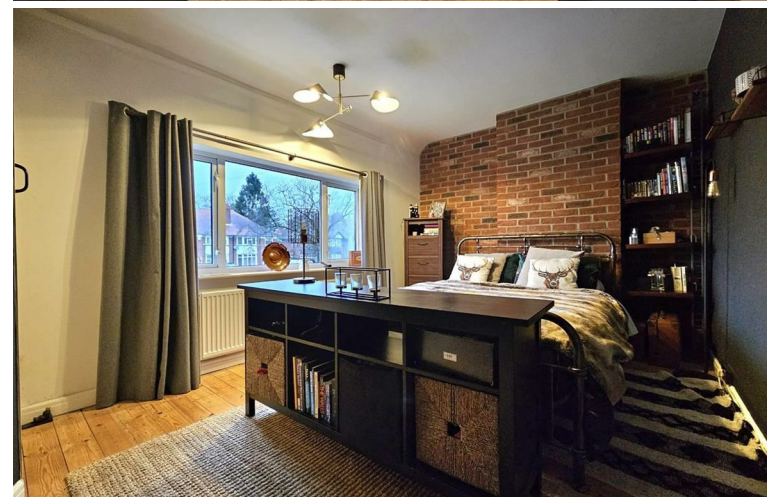
Lyndon Road is sited just off Richmond Road which leads from the A41 Warwick Road or in the opposite direction to the A45 Coventry Road. This wider style semi-detached house is ideally positioned for local amenities and schooling including Chapel Fields Junior School, Daylesford Infant School and we are advised that the property currently falls in Lyndon Secondary School catchment, subject to confirmation from the Education Department.

Jubilee Park is nearby and local shops are sited on both Richmond Road and Lyndon Road. Olton Railway Station is also close by offering services to Birmingham and beyond. More comprehensive shopping facilities can be found along the A45 and regular local bus services operate along here taking you to the city centre of Birmingham and surrounding areas. The A45 provides access to the National Exhibition Centre, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway which forms the hub of the national motorway network.

The A41 Warwick Road also offers regular bus services to Acocks Green village and Solihull town centre where there is an abundance of shopping facilities including those along the High Street, around Mell Square and within the Touchwood development which hosts a multi screen cinema, a wide choice of restaurants and access to Solihull Arts Complex.

Tudor Grange leisure centre is sited close to Solihull town centre, as is Solihull Railway Station which offers main line train services to London.

The property is set back from the road behind paved driveway allowing off parking for numerous vehicles, leading to the front door allowing access into the stylish accommodation that has retained a wealth of original features and which comprises of, entrance lobby with cloak hanging space, bay fronted living room with log burner, fitted kitchen with a range of integrated appliances and space for table, two large double bedrooms one with walk in wardrobe, generous family bathroom. Accessed off the kitchen or via covered side passage we have a large extending rear garden mainly laid to lawn with good quality fencing. With various patio areas and garden bar with power and lighting, garden shed and green house.



Accommodation

Entrance Lobby

Living Room

13'3" x 11'11" (4.05m x 3.64m)

Kitchen/Dining Room

8'2" x 15'3" (2.50m x 4.67m)

Bedroom One

10'5" x 15'0" (3.20m x 4.58m)

Bedroom Two

8'2" x 7'8" (2.5m x 2.35m)

Bathroom

Rear Gardens

Front Garden With Off-road Parking



TENURE: We are advised that the property is Freehold

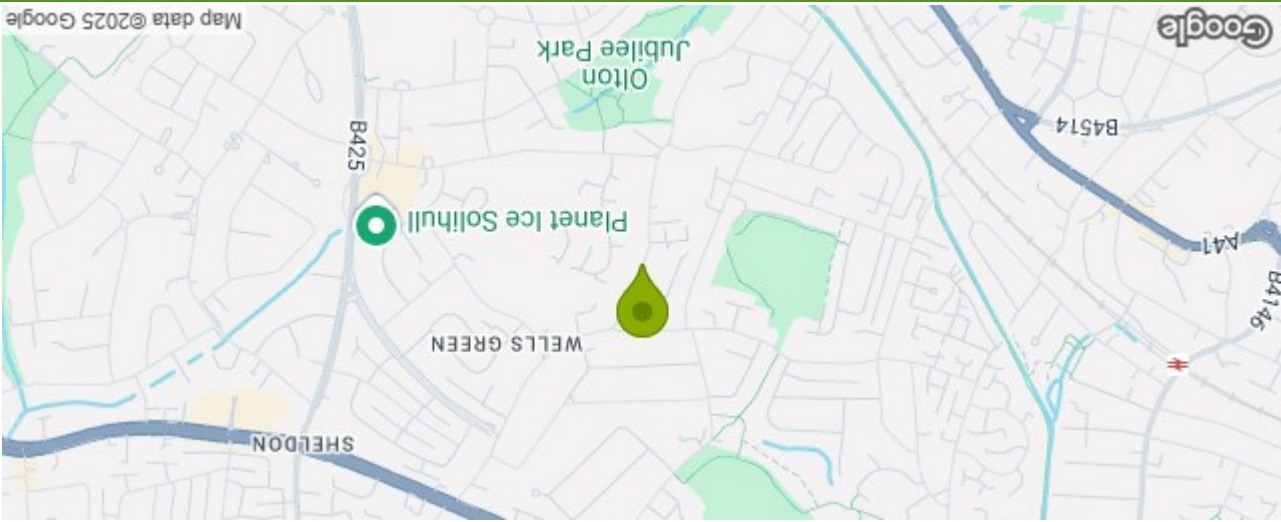
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 12/02/2024. 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 (data taken from checker.ofcom.org.uk on 12/2/25). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

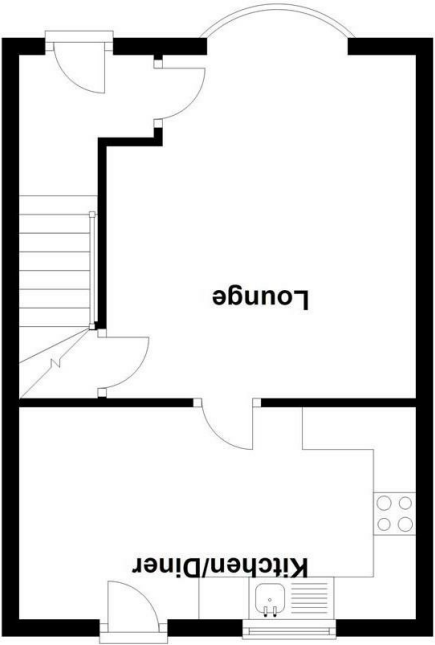
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

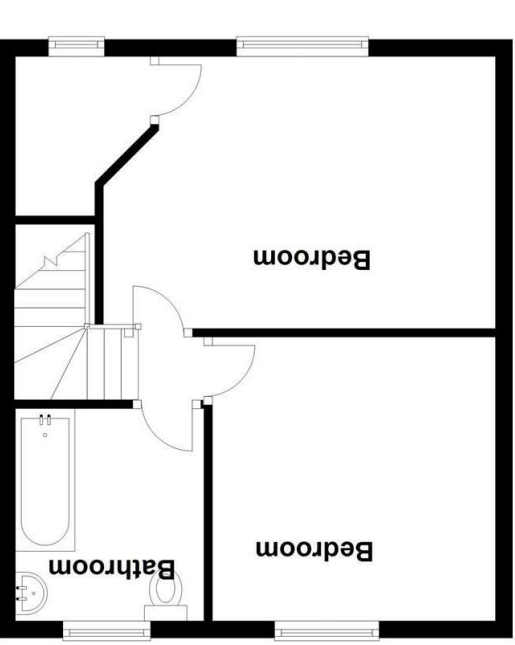
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail to adequately 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.



Ground Floor

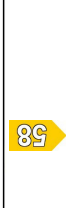


First Floor



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

194 Lyndon Road Solihull Solihull B92 7QQ
Council Tax Band: C

Energy Efficiency Rating		
 EU Directive 2002/91/EC	 58 80	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		England & Wales

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.