



melvyn  
**Danes**  
ESTATE AGENTS

**Jubilee Park Close**

**Solihull**

**Asking Price £132,000**

## Description

Jubilee Park Close is well situated for the excellent amenities of the area including Olton Railway Station which is approximately 1 mile away from the property, Jubilee Park, a very pleasant area of public open space, Hobs Moat shopping parade and regular local bus services and the A45 Coventry Road in Sheldon where there is further comprehensive shopping facilities. Accessed off Brackley's Way which in turn is indirectly off Ulleries Road.

The A45 gives access to both the city centre of Birmingham and junction 6 of the M42 motorway, the National Exhibition Centre, Resorts World and Birmingham International Airport and Railway Station.

The town centre of Solihull is some 3 miles distant and here one will find an excellent array of shopping facilities and business premises.

The property is offered with 40% or 100% ownership and stands back from the side road behind a driveway and fore garden leading to the front door allowing access into the accommodation which comprises of, entrance hall with under stair storage, stylishly fitted kitchen with a range of quality fitted appliances, ground floor WC, great sized living/dining room with French door onto the rear garden. The first floor has a good sized landing with storage cupboard/airing cupboard and loft access, principal double bedroom with double aspect windows and closet storage, second double bedroom and a third bedroom currently used as home office and a fitted family bathroom. With landscaped rear gardens offering a private space with various seating areas and a side passage offering ample storage options. With low maintenance fore garden and off road parking on a private blockpaved drive way allowing parking for numerous vehicles.



**Accommodation**

**Entrance Hall**

**Kitchen**

10'9" x 8'10" (3.294 x 2.708)

**WC**

7'3" x 3'7" (2.216 x 1.098)

**Living/Dining Room**

16'2" x 12'11" (4.934 x 3.948)

**Bedroom One**

16'1" x 8'8" (4.922 x 2.662)

**Bedroom Two**

9'1" x 11'8" (2.788 x 3.566)

**Bedroom Three**

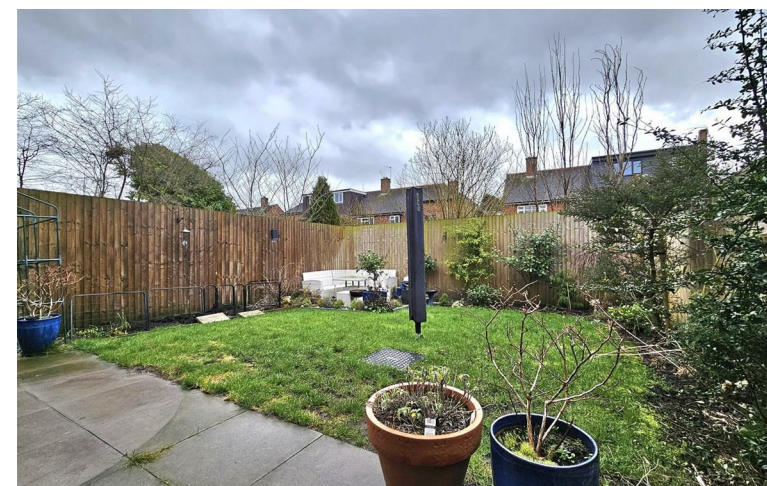
7'9" x 6'8" (2.386 x 2.054)

**Bathroom**

6'10" x 6'10" (2.089 x 2.091)

**Front And Rear Gardens**

**Off road Parking**



**TENURE:** We are advised that the property is leasehold with 999 years remaining on the lease.

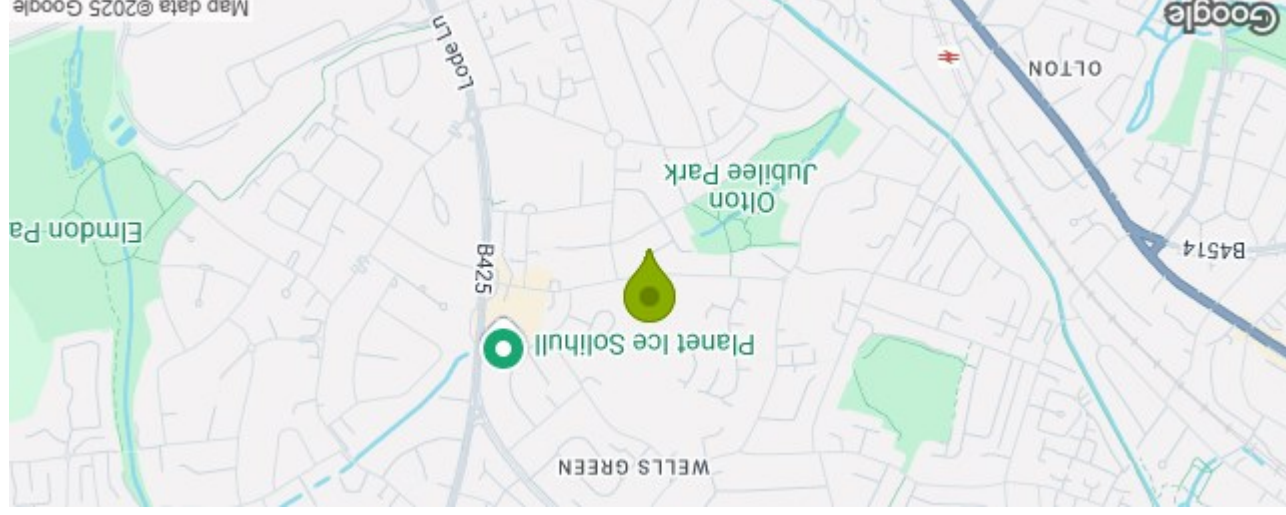
**BROADBAND:** We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/02/2025. 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 25/02/2025). 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.

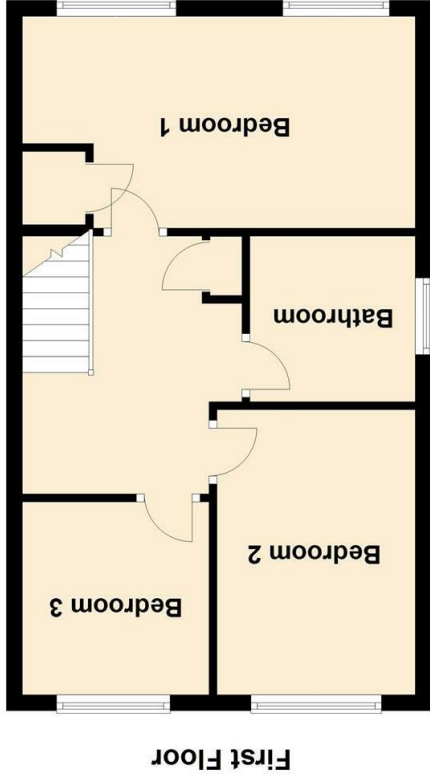
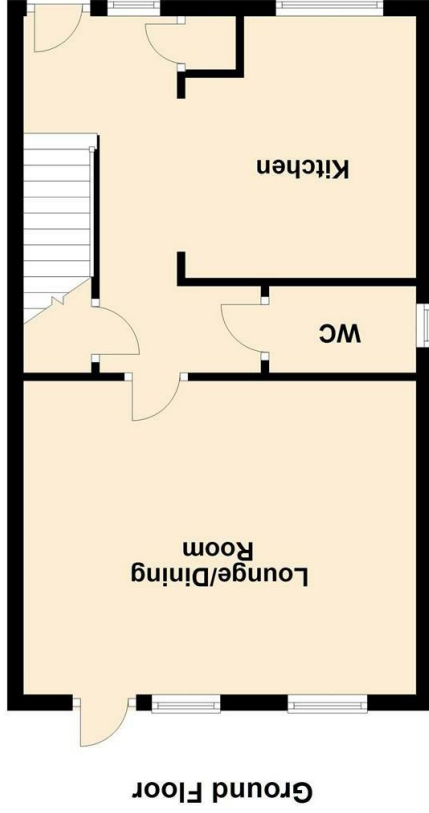


Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) <b>A</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	<b>84</b>
Potential	<b>95</b>

EU Directive 2002/91/EC

England & Wales

**1 Jubilee Park Close Solihull Solihull B92 8QT**  
**Council Tax Band: D**



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.