



melvyn
Danes
ESTATE AGENTS

Richmond Road

Solihull

Guide Price £525,000

Description

A traditional four bedroomed town house in the heart of Solihull. In the process of being extensively modernised and updated by the current owners to a particularly high standard and is approaching completion.

Richmond Road leads just off the A41 Warwick Road close to Olton Railway Station offering services to Birmingham and beyond. Regular bus services operate along the A41 to the city centre of Birmingham via Acocks Green or in the opposite direction, passing the popular Dovehouse parade of shops, to the town centre of Solihull which offers an excellent array of shopping facilities together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College. At the other end of Richmond Road one will join Wagon Lane which in turn joins the A45 Coventry Road where there is a good selection of shops and access to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a pebbled driveway affording parking for multiple vehicles leading to the front door allowing access into the accommodation which comprises of large through entrance hall, living room, dining room/sun room, breakfast/dining room, fitted kitchen with doors onto garden, ground floor WC, basement, four bedrooms two of which a particularly large doubles, family bathroom and loft access. To the rear we have a good sized mature and private garden.

Entrance Porch

Entrance Hall

Living Room

14'10" x 15'6" (4.54 x 4.73)

Sunroom/Dining Room

11'9" x 15'6" (3.59 x 4.73)

Kitchen

13'8" x 10'8" (4.17 x 3.27)

Breakfast/Dining Room

13'6" x 10'8" (4.13 x 3.27)

Ground Floor WC

Basement

10'11" x 14'4" + 13'2" x 18'11" (3.33 x
4.37 + 4.03 x 5.79)

Bedroom One

13'10" x 15'6" (4.22 x 4.73)

Bedroom Two

14'0" x 15'6" (4.28 x 4.73)

Bedroom Three

9'7" x 7'3" (2.94 x 2.21)

Bedroom Four

7'3" x 7'9" (2.21 x 2.38)

Bathroom

8'0" x 10'8" (2.44 x 3.27)

Garage Hardstanding

Outside

TENURE: We are advised that the property is Freehold

BROADBAND: We understand that the standard broadband download speed at the property is around 5 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 10/03/2025. 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 10/03/2025). 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.

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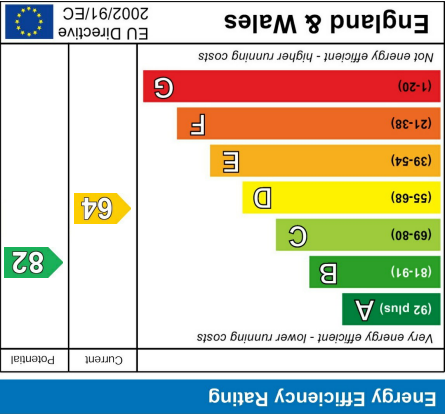


Ground Floor



Total area: approx. 207.9 sq. metres (2238.0 sq. feet)

19 Richmond Road Solihull B92 7RP
Council Tax Band: E



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.