



**melvyn**  
**Danes**  
ESTATE AGENTS

**Chelveston Crescent**  
**Solihull**  
**Asking Price £475,000**



## Description

Chelveston Crescent is located in the heart of the Hillfield Development just a short distance from Solihull Town Centre. Solihull has an excellent choice of shopping facilities together with a wide choice of bars and restaurants, a thriving business community and its own main line London to Birmingham railway station. Closer to the property is Widney Manor Railway Station offering local services and Hillfield Park is close by offering a vast area of public open space, duck pond and children's play area.

Travelling away from Solihull along here you will come to the A34 Stratford Road in Shirley which gives access to the city centre of Birmingham and to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

An ideal location therefore for this three bedroomed detached property being sold with no upward chain, approached via driveway and fore garden leading to the UPVC sliding porch door and comprising of entrance porch, entrance hall, ground floor WC, living room, open plan kitchen dining room, conservatory, covered garage link, single garage, three bedrooms, wet room shower room, private rear gardens and off road parking.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Ground Floor WC**

**Living Room**

14'0" x 11'5" (4.28m x 3.49m)

**Kitchen/Dining Room**

10'5" x 15'8" (3.20m x 4.78m)

**Covered Garage Link**

**Single Garage**

18'7" x 8'4" (5.67m x 2.55m)

**Bedroom One**

13'11" x 7'10" (4.25m x 2.41m)

**Bedroom Two**

9'4" x 9'4" (2.85m x 2.86m)

**Bedroom Three**

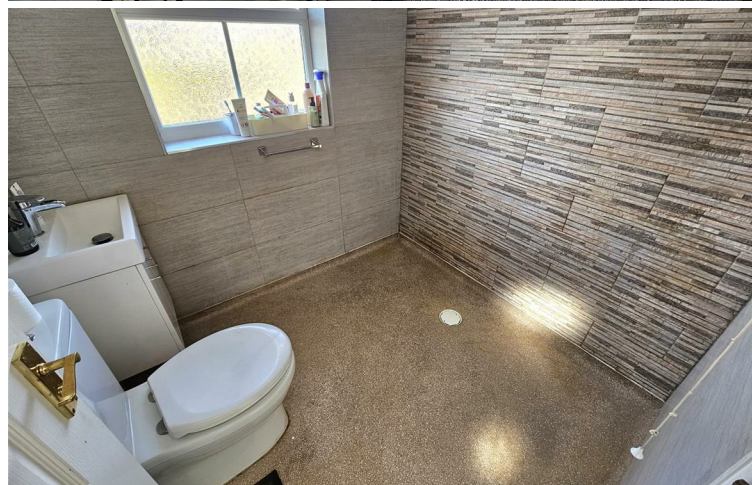
9'4" x 7'5" (2.85m x 2.27m)

**Wetroom Shower Room**

5'11" x 6'0" (1.81m x 1.83m)

**Private Rear Gardens**

**Off Road Parking**





TENURE: We are advised that the property is Freehold

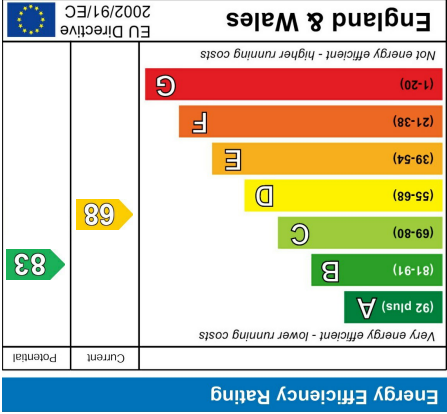
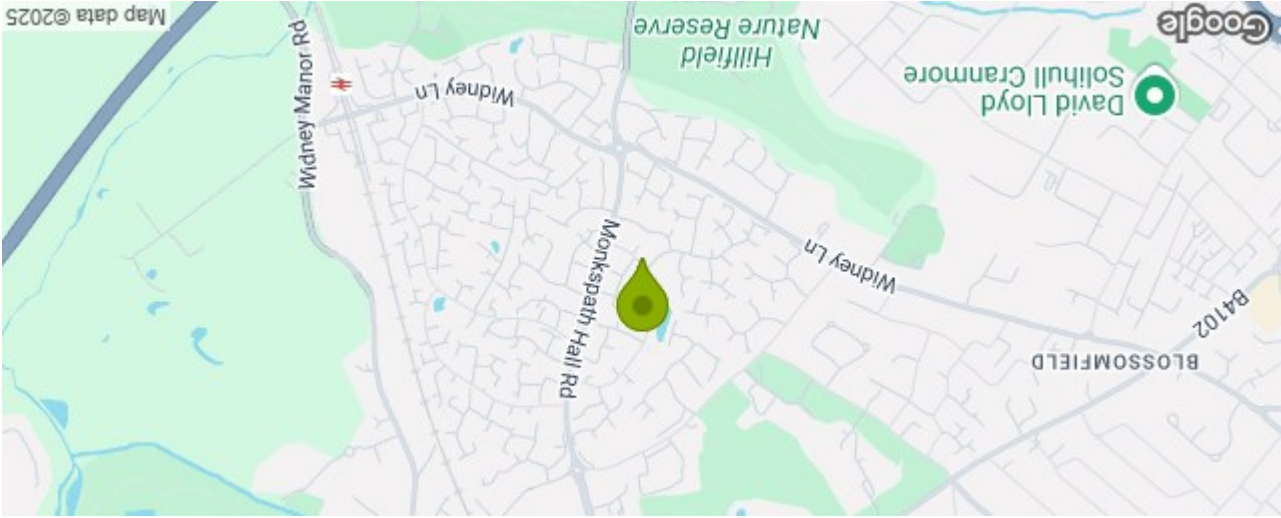
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 25/3/2025. 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 25/03/2025). 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 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.



15 Chelveston Crescent Solihull Solihull B91 3YB  
Council Tax Band: E

Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

