



melvyn
Danes
ESTATE AGENTS

Witham Croft
Solihull
£465,000

Description

Situated in the highly sought-after area of Hillfield, this well-presented three-bedroom detached home offers spacious and versatile living, just a short distance from Solihull town centre, excellent schools, and local amenities.

The property is presented well and offers bright and airy accommodation that comprises of, entrance hall, study/4th bedroom, open plan living dining room, fitted kitchen with a range of integrated appliances, conservatory. To the first floor we have three bedrooms and the family bathroom. The property benefits from a private rear garden with garden shed as well as ample off road parking to the front.

Witham Croft is conveniently located within a short distance to Solihull Train Station, as well as being close to Touchwood Shopping Centre and Sears Retail Park. Solihull offers an excellent range of amenities which includes Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham and London Marylebone on the Chiltern Line. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



Accommodation

Entrance Hall

Study/4th Bedroom

16'0" x 7'3" (4.89 x 2.22)

Living/Dining Room

18'9" x 24'1" max (5.73 x 7.35 max)

Kitchen

8'10" x 7'4" (2.7 x 2.24)

Conservatory

11'5" x 10'4" (3.48 x 3.16)

Bedroom One

13'3" x 10'0" (4.06 x 3.07)

Bedroom Two

10'1" x 8'5" (3.08 x 2.57)

Bedroom Three

8'5" x 8'3" (2.59 x 2.53)

Family Bathroom

7'7" x 5'6" (2.32 x 1.7)

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

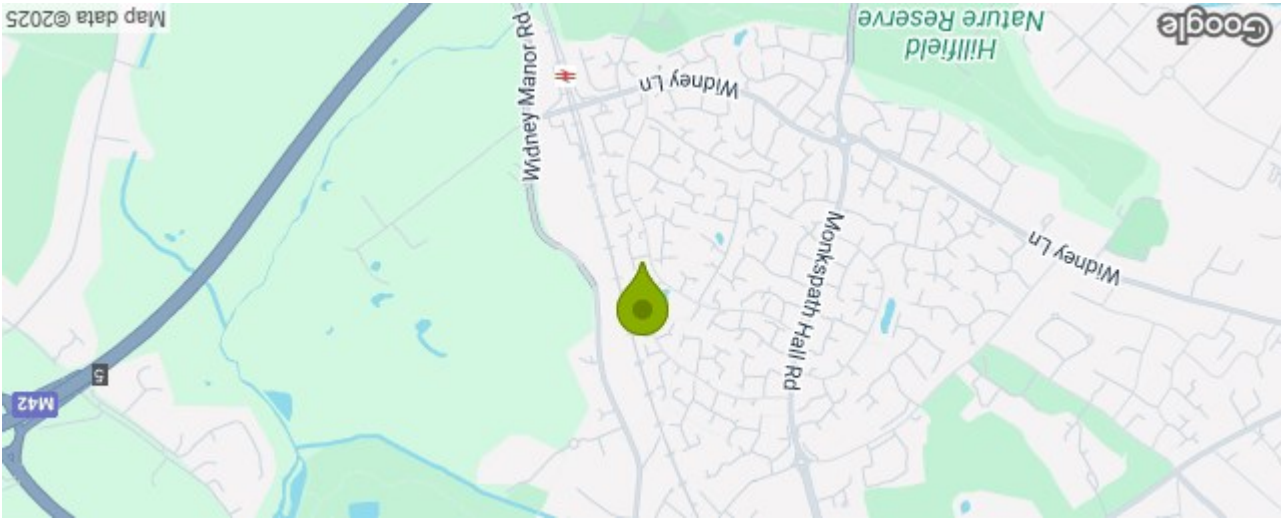
BROADBAND: We understand that the standard broadband download speed at the property is around 9 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 28/03/2025. 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 28/03/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

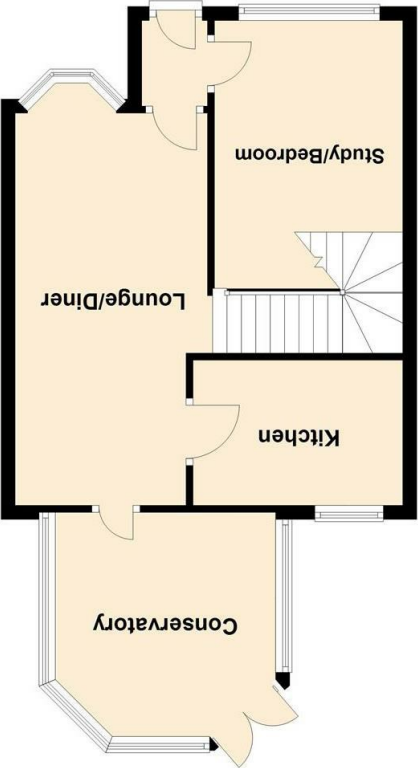
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.

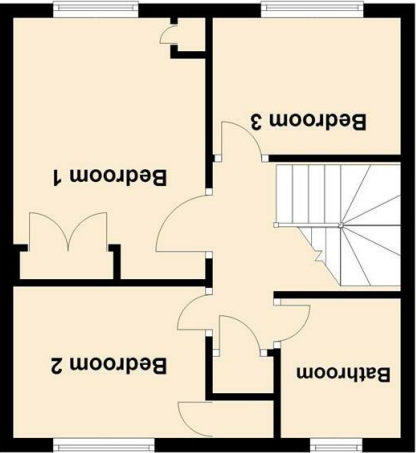
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



Ground Floor



First Floor



5 Witham Croft Solihull Solihull B91 3FB
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A	(81-91)	(92 plus)
Not energy efficient - higher running costs		
G	(1-20)	(21-38)
EU Directive 2002/91/EC		
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.