



melvyn
Danes
ESTATE AGENTS

Inchford Road

Solihull

Guide Price £425,000

Description

Inchford Road is sited on the popular Damson Parkway development close to local amenities just off Damson Lane along which regular bus services operate to the town centre of Solihull or in the opposite direction to the A45 Coventry Road.

The A45 gives access to the city centre of Birmingham, via Sheldon, where one will find a wide choice of shopping facilities, restaurants and business premises. Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Local shops will be found along Damson Lane and nearby Yew Tree Lane, opposite which is a doctors surgery.

The town centre of Solihull offers an excellent array of shopping facilities, adjacent to which is Solihull's main line London to Birmingham railway station.

The property is set back from the road behind a large tarmac and block paved driveway affording parking for multiple vehicles leading to the well presented and tastefully finished accommodation which comprises of entrance porch, entrance hall, ground floor cloak/WC living room with built in entertainment surround and attractive bay window, open plan kitchen dining room with bifold doors opening into the conservatory and a side access door. The kitchen is stylishly fitted with a range of quality integrated appliances, breakfast bar, ample storage and space for a good sized dining table. We also have a single garage with rear and front access that has ample storage including eaves space and also houses extra utilities.

To the first floor we have three good sized bedrooms with the third being used as a fitted dressing room and study. The stylish shower room has been recently refitted and offer a 3 piece suit including a large walk in shower.

To the rear we have a private and very attractive garden mainly laid to lawn with raised borders and good sized patio with the benefit of a shielded garden shed and storage area and to the front we have a large tarmac drive way allowing parking for numerous vehicles



Accommodation

Entrance Porch

Entrance Hall

Ground Floor WC

Living Room

15'2" x 11'11" (4.63 x 3.65)

Open Plan Kitchen Dining Room

14'11" x 18'3" (4.57 x 5.58)

Conservatory

10'2" x 9'9" (3.11 x 2.99)

Bedroom One

13'7" x 11'10" (4.15 x 3.62)

Bedroom Two

13'7" x 12'6" (4.15 x 3.82)

Bedroom Three

10'4" x 8'1" (3.15 x 2.48)

Shower Room

6'1" x 8'1" (1.86 x 2.48)

Private Landscaped Rear
Gardens

Off Road Parking



TENURE: We are advised that the property is freehold

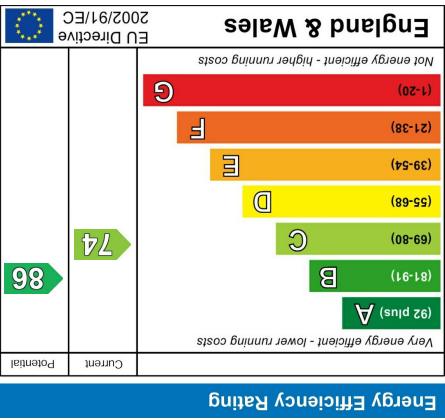
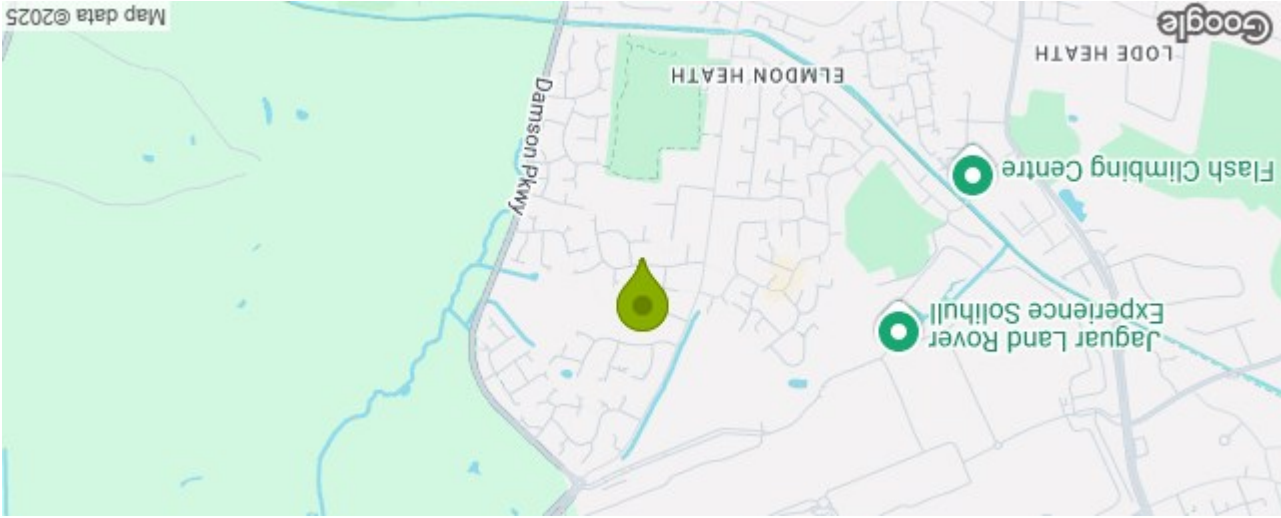
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 7/04/2025. 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 07/04/2025). 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.



22 Inchoford Road Solihull B92 9QD
Council Tax Band: D

Total area: approx. 126.4 sq. metres (1360.4 sq. feet)

