

A two-story brick house with a blue front door and a double garage. The house has white window frames and a small front porch. The driveway is paved, and there are some plants in pots near the door. The sky is clear and blue.

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



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.

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A map of the Elmdon Heath area. A green pin marks the location of the site, situated near Damson Pkwy and Elmdon Heath. Other landmarks include the Flash Climbing Centre and Jaguar Land Rover Experience Solihull. The map is credited to Google and dated 2025.



Ground Floor
Approx. 79.6 sq. metres (856.5 sq. feet)

The Ground Floor plan shows a large **Lounge** area on the right side. To its left is the **Kitchen/Diner** area, which includes a sink, stove, and refrigerator. Adjacent to the Kitchen/Diner is a **Conservatory**. A **Garage** is located at the bottom left of the floor plan. The plan also shows a bathroom, a bedroom, and a shower room.

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