

melvyn
Danes
ESTATE AGENTS

Daylesford Road

Solihull

Asking Price £280,000

Description

Daylesford Road leads from Lyndon Road along which regular bus services operate to the A45 Coventry Road or in the opposite direction, via Richmond Road, to the A41 Warwick Road where Olton Railway Station will be found offering services to Birmingham and beyond. The A41 gives access to the town centre of Solihull and travelling in the opposite direction to the city centre of Birmingham via Acocks Green.

The A45 gives access to the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property is set back from the road behind a paved driveway leading to the single garage and accommodation which comprises of entrance hall, large living room with feature fire place, fitted kitchen, inner hall way with access onto the rear gardens, second reception/dining room with French doors onto the garden, ground floor wet rooms style shower room and storage cupboard. to the first floor we have three bedrooms and family bathroom. Having private rear gardens mainly laid to lawn and side gate access onto the drive and into the single garage with up and over door. The property has ample off road parking and offer great potential to a perspective purchaser.



Accommodation

Entrance Hall

Living Room

20'8" x 10'4" (6.30 x 3.15)

Dining Room

12'7" x 10'4" (3.84 x 3.15)

Ground Floor Shower Room

Kitchen

13'2" x 8'5" (4.03 x 2.58)

Bedroom One

12'7" x 10'4" (3.86 x 3.15)

Bedroom Two

7'8" x 10'4" (2.34 x 3.15)

Bedroom Three

7'6" x 8'5" (2.29 x 2.58)

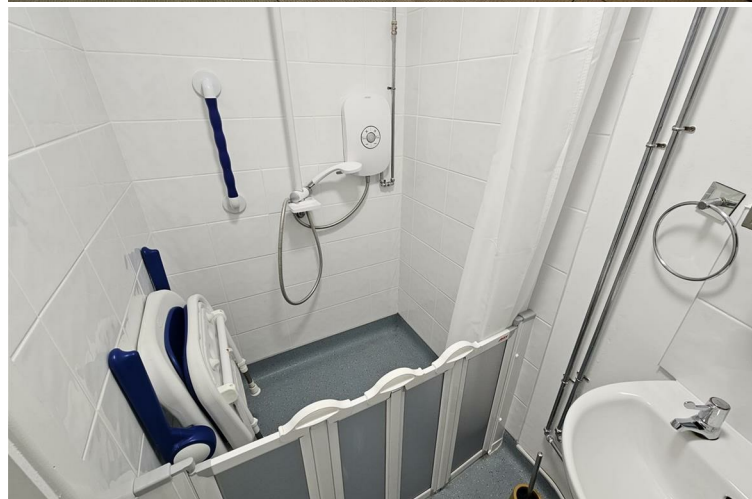
Bathroom

6'3" x 5'5" (1.92 x 1.66)

Single Garage

Private Rear Gardens

Off Road Parking



TENURE: We are advised that the property is Freehold.

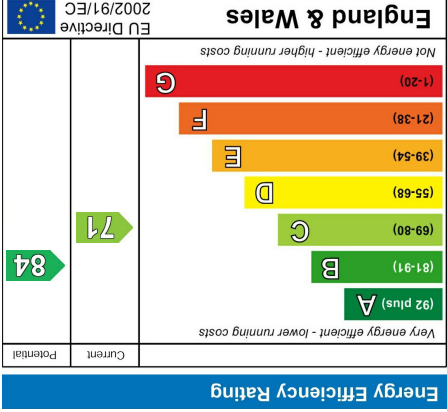
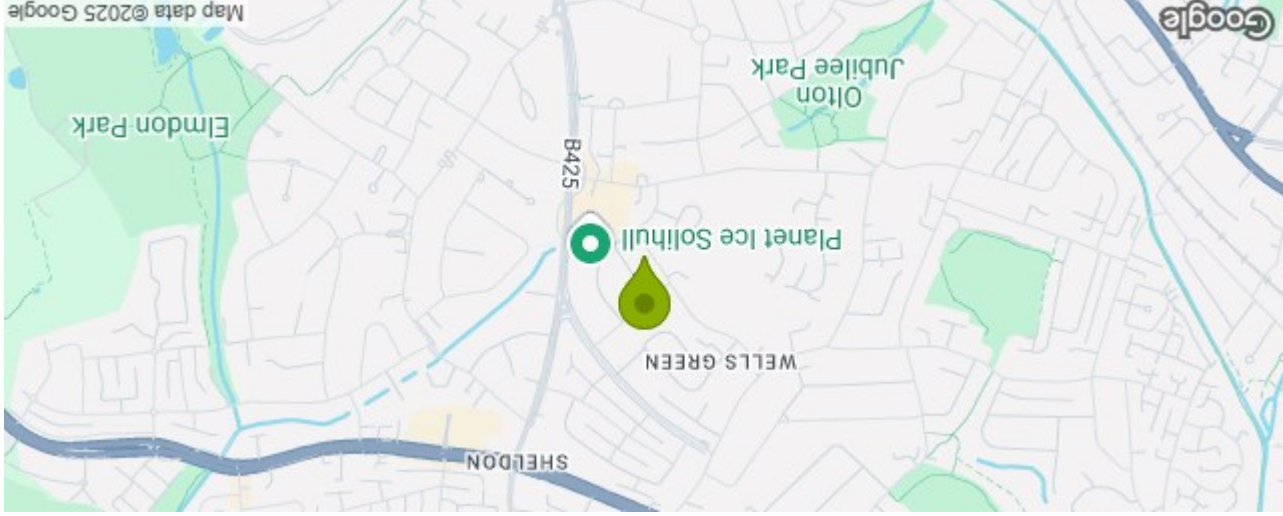
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 11/03/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 11/03/2025). 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

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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.



83 Daylesford Road Solihull B92 8EP
Council Tax Band: C

