



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

**Yewhurst Road**

**Solihull**

**Asking Price £700,000**

## Description

Yewhurst Road a linking road between Prospect Lane and Woodlea Drive. Comprising of a mix of properties both traditional and modern. Adjoining Solihull Road and Streetsbrook Road, one of the main arterial roads leading into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Along Blossomfield Road are excellent school campuses and regular bus services operate towards Solihull and out towards the A34 Stratford Road in Shirley giving access to the city centre of Birmingham. Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This substantial family home is situated in the middle of the road and offers well proportioned accommodation and offers versatile living spaces with the additional benefit of extension potential (subject to planning permissions) or indeed the reconfiguration of the current accommodation to 'open up' some of the living space for the buyer seeking a more contemporary living space.

Set back from the road behind a front tarmacadam and block set driveway which provides parking for a number of vehicles and leads in turn to a UPVC double glazed door which opens to the porch and into the accommodation which comprises of entrance hall, dining room with glazed doors into the living room that has glazed sliding doors onto the private garden. fitted kitchen with a range of integrated appliances and larder storage with further access into the utility which offers ample utility storage and plumbing and access into the double garage and ground floor WC.

To the first floor we have four good sized bedrooms with various built in storage options and the family bathroom. With large landing space with a picture window to the front elevation.

To the rear we have large private gardens with mature planning and mainly laid to lawn and to the front there is ample off road parking for numerous vehicles.



## Accommodation

### Entrance Porch

### Dining room

10'9" x 11'11" (3.29 x 3.64)

### Living Room

12'5" x 16'2" (3.80 x 4.93)

### Kitchen

9'5" x 12'5" (2.88 x 3.80)

### Utility

### Ground Floor WC

### Double Garage

6'6" x 14'7" (2.00 x 4.45)

### Bedroom One

12'5" x 11'11" (3.80 x 3.64)

### Bedroom Two

10'9" x 11'11" (3.29 x 3.64)

### Bedroom Three

13'9" x 9'3" (4.20 x 2.82)

### Bedroom Four

9'5" x 9'1" (2.88 x 2.77)

### Shower Room

### Private Rear Gardens

### Off Road Parking



TENURE: We are advised that the property is freehold

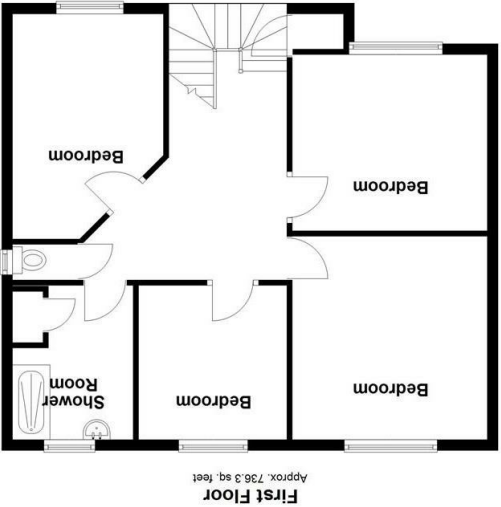
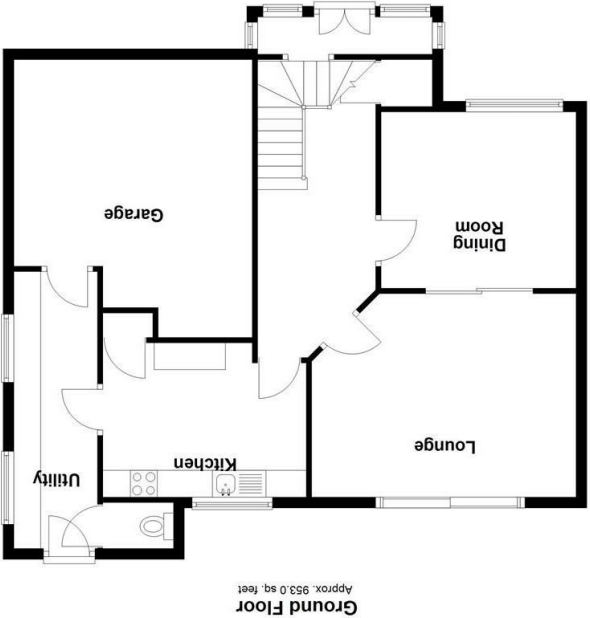
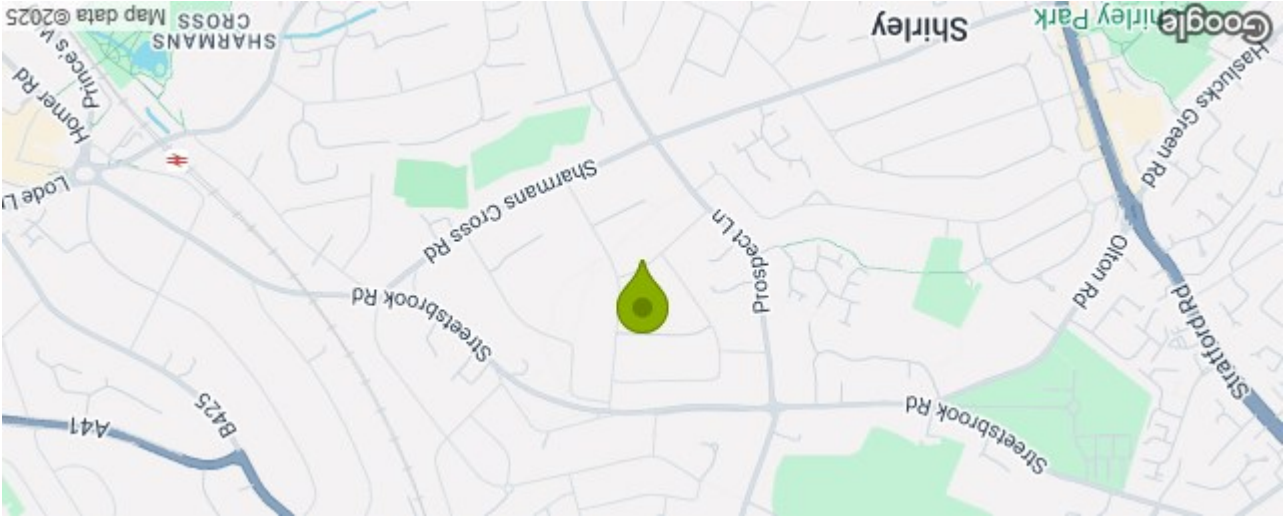
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 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 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

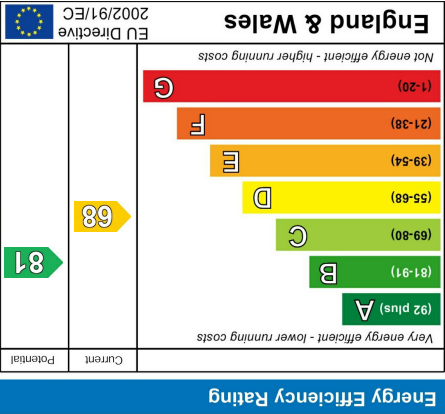
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.



Total area: approx. 1689.3 sq. feet

30 Yewhurst Road Solihull B91 1PN  
Council Tax Band: F



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.