

A yellow oval logo with a green border. Inside, the word "melvyn" is in a small, green, sans-serif font. Below it, the word "Danes" is in a large, bold, green, sans-serif font. At the bottom, the words "ESTATE AGENTS" are in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

Hanson Grove

Solihull

Offers In Excess Of £300,000

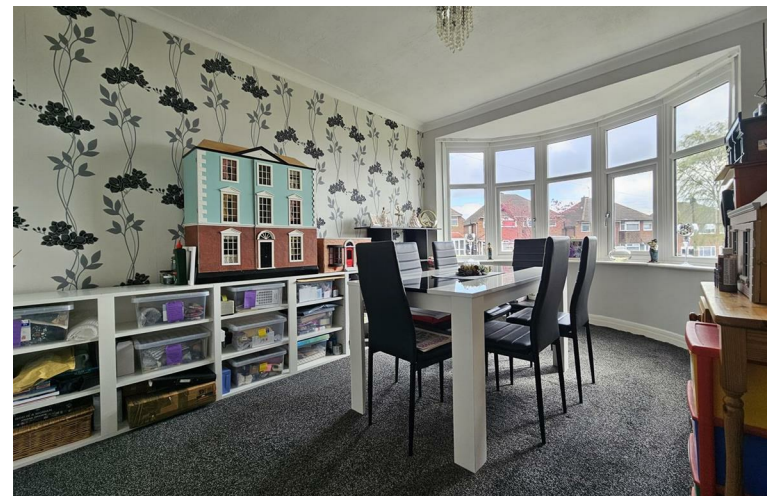


## Description

Hanson Grove leads off Wichnor Road which in turn links to Marcot Road and Gilbertstone Avenue which exits on to the A45 Coventry Road along which frequent bus services travel into the city centre of Birmingham and its surrounding districts or in the opposite direction to Sheldon which offers comprehensive shopping facilities beyond which are a number of business premises, the National Exhibition Centre, Resorts World, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

Local schooling is within the catchment of Solihull and nearby is Wagon Lane Park, a very pleasant area of public open space.

The property occupies a corner position and stands back from the road behind driveway and wide fore garden with mainly laid to lawn with various planting borders that leads to the accommodation which comprises of entrance porch, entrance hall, Dining room with bay window, large living room with French doors onto the rear garden and further access into the extended kitchen which is fully fitted with a range of integrated appliances and has space for American fridge freezer/table and chairs and also has further access to the rear garden. To the first floor we have three bedrooms two of which are good sized doubles with various fitted storage options and the fully fitted bathroom. To the rear we have a private rear garden with access into the detached single garage. Having a good sized patio area, planted borders, greenhouse and central lawn.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Dining Room**

13'10" x 9'10" (4.24 x 3.02)

**Living Room**

12'1" x 14'9" (3.69 x 4.52)

**Kitchen Breakfast Room**

15'3" x 7'6" (4.66 x 2.30)

**Garage**

17'8" x 9'1" (5.39 x 2.77)

**Bedroom One**

13'10" x 9'10" (4.24 x 3.02)

**Bedroom Two**

12'1" x 9'10" (3.69 x 3.02)

**Bedroom Three**

8'8" x 6'2" (2.66 x 1.88)

**Bathroom**

8'11" x 6'2" (2.72 x 1.88)

**Private Rear Gardens**

**Large Front Gardens**

**Off Road Parking**





TENURE: We are advised that the property is freehold

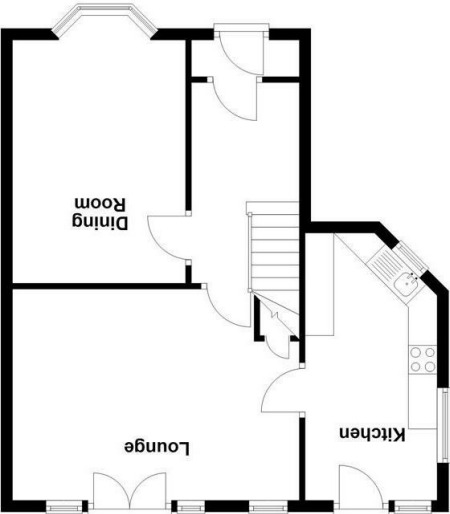
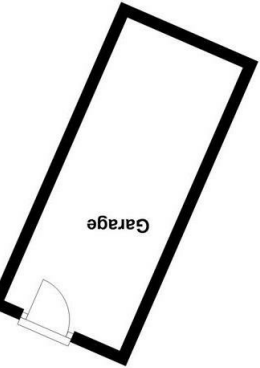
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 22/04/2025. 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 22/04/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

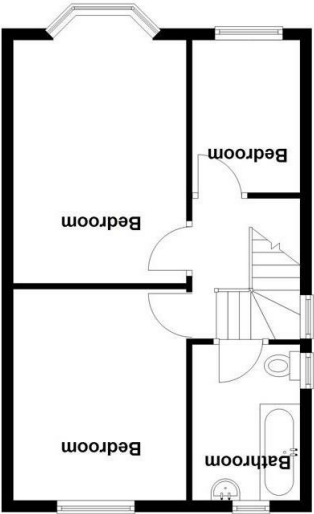
VIEWING: By appointment only with the office on the number below 0121 711 1712

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.



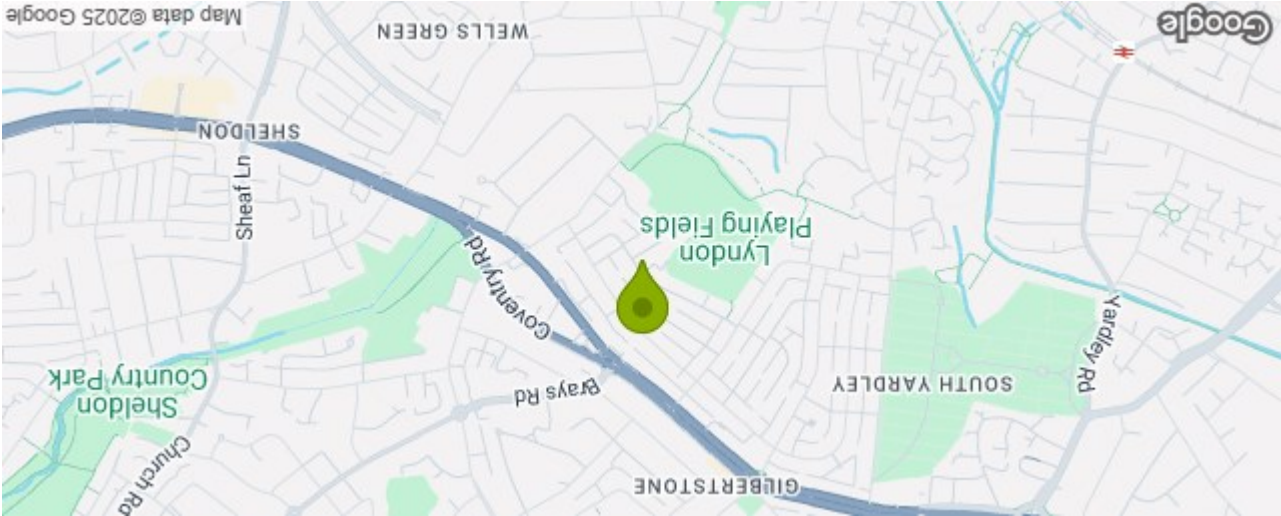
Approx. 61.0 sq. metres (656.8 sq. feet)



Approx. 40.4 sq. metres (434.4 sq. feet)

30 Hanson Grove Solihull Solihull B92 7QB  
Council Tax Band: C

Total area: approx. 101.4 sq. metres (1091.2 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	A (92 plus)	86
	B (81-91)	
Not energy efficient - higher running costs	C (69-80)	66
	D (55-68)	
	E (39-54)	
	F (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.