



melvyn
Danes
ESTATE AGENTS

Elmdon Park
Solihull
Asking Price £200,000

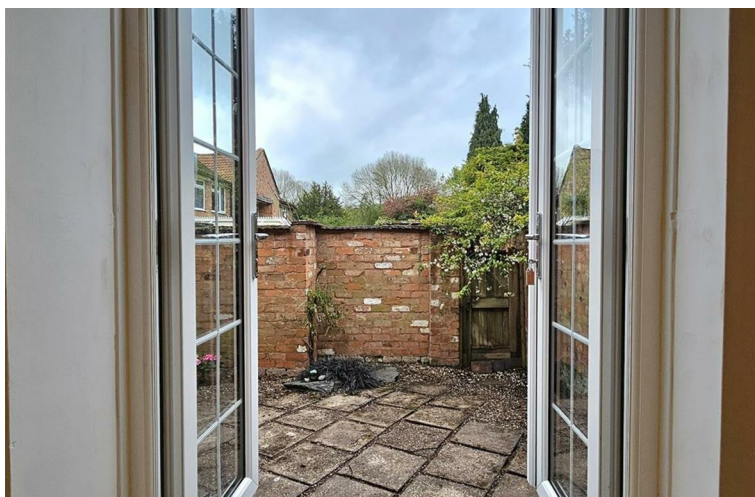
Description

The Pen is a delightful ground floor apartment just a stones throw from Elmdon Park and St Nicholas Church. Accessed via a tarmac road off Damson Parkway leading to the off road parking and garages allowing access via an arch to the communal gardens that lead to the accommodation.

Damson Parkway which indirectly leads to Hampton Lane which in turn joins the A41 Warwick Road, one of the main arterial roads into to the town centre of Solihull. Solihull has a thriving shopping centre and business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

Damson Parkway also gives access to the A45 Coventry Road giving access to the city centre of Birmingham, via Sheldon, or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The accommodation is well maintained and comprises of, entrance hall, bathroom, two double bedrooms with various storage options, open plan living dining room with French doors onto the private walled courtyard and open arch into the fitted kitchen with a range of integrated appliances. The property benefits from off road parking and a single garage as well as communal gardens.



Accommodation

Entrance Hall

Open Plan Living Dining Room

11'6" x 15'5" (3.51 x 4.71)

Kitchen

5'9" x 8'4" (1.77 x 2.55)

Bedroom One

6'9" x 12'9" (2.06 x 3.89)

Bedroom Two

10'6" x 9'6" (3.21 x 2.91)

Single Garage

Private Walled Rear Courtyard

Front Communal Gardens

Off Road Parking



TENURE: We are advised that the property is Leasehold

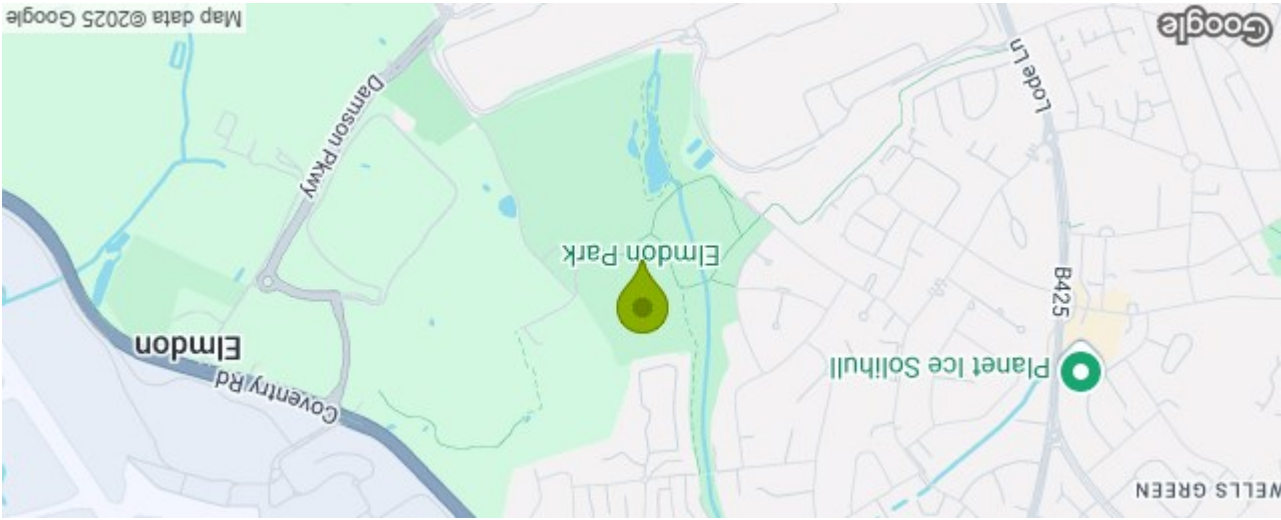
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1600 Mbps. Data taken from checker.ofcom.org.uk on 28/04/2025. 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 28/04/2025). 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.

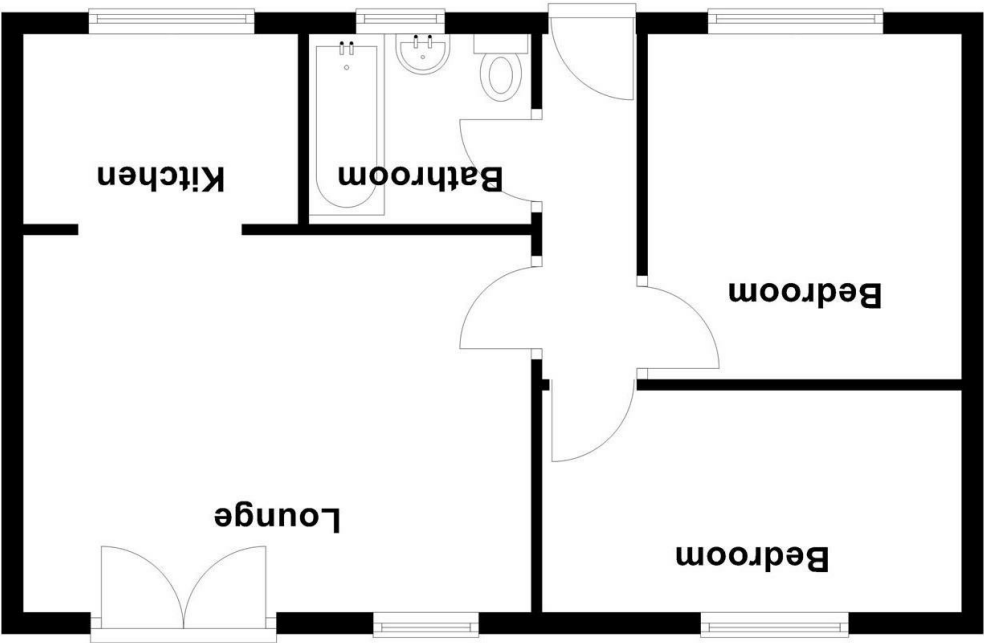
MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed 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.



Energy Efficiency Rating		
England & Wales		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
C	(69-80)	
	(55-68)	
D	(39-54)	
	(21-38)	
F	(1-20)	
	Not energy efficient - higher running costs	
EU Directive 2002/91/EC		
Current	47	Potential
79		

The Pen Elmdon Park Solihull B92 9EJ
Council Tax Band: B

Total area: approx. 502.7 sq. feet



Ground Floor
Approx. 502.7 sq. feet

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.