



melvyn
Danes
ESTATE AGENTS

Elmdon Park
Solihull
Asking Price £190,000

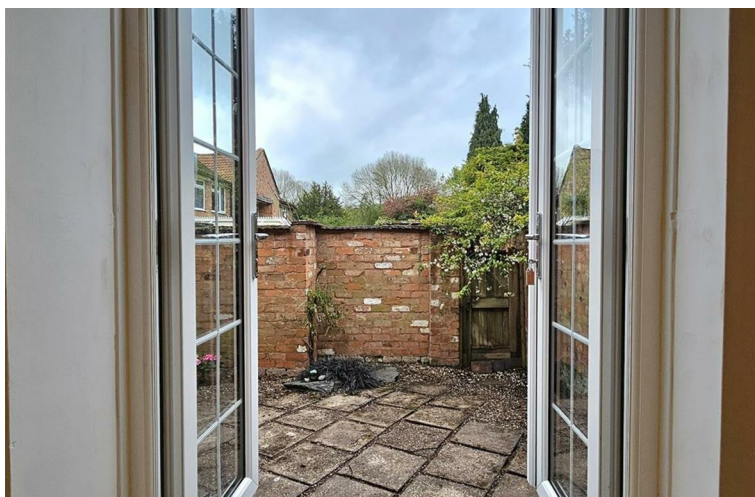
Description

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

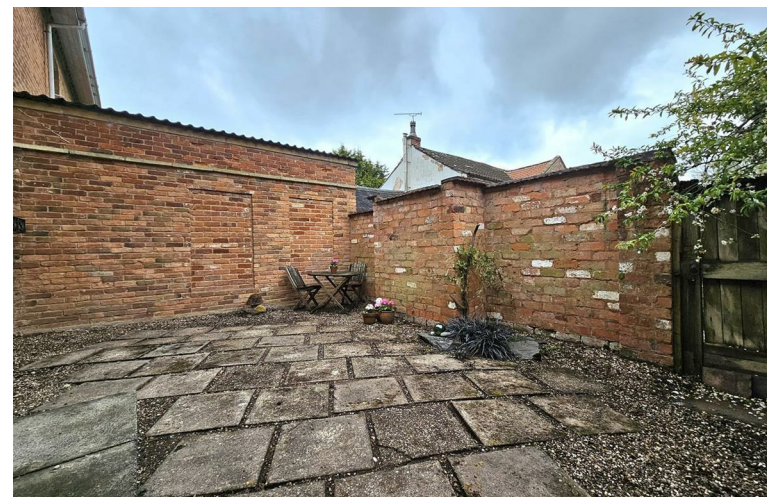
10'6" x 9'6" (3.21 x 2.91)

Single Garage

Private Walled Rear Courtyard

Front Communal Gardens

Off Road Parking



TENURE: We are advised that the property is Leasehold

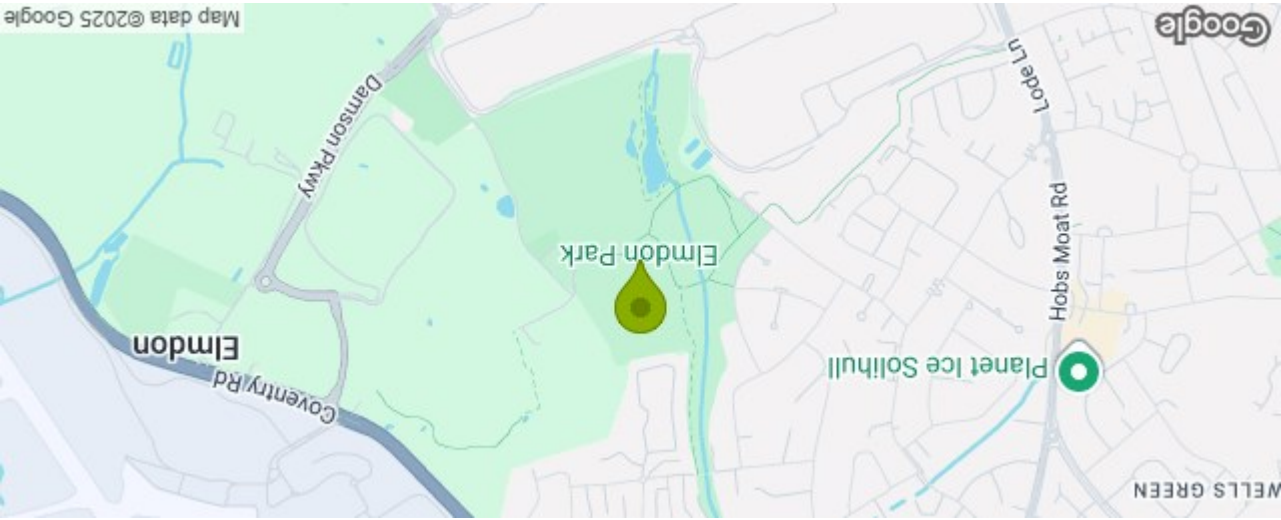
BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1600 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.

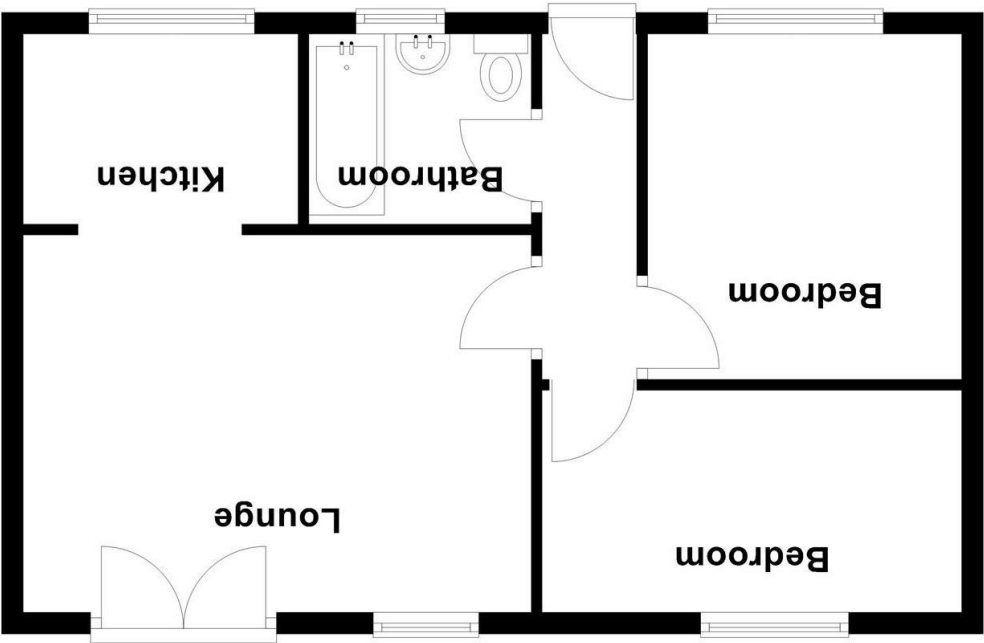
VIEWING: By appointment only with the office on the number below 0121 711 1712

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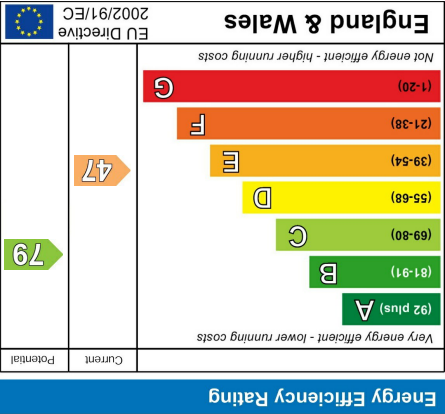
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Total area: approx. 502.7 sq. feet



Ground Floor
Approx. 502.7 sq. feet



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

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.