



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

Croft Down Road  
Solihull  
Asking Price £260,000

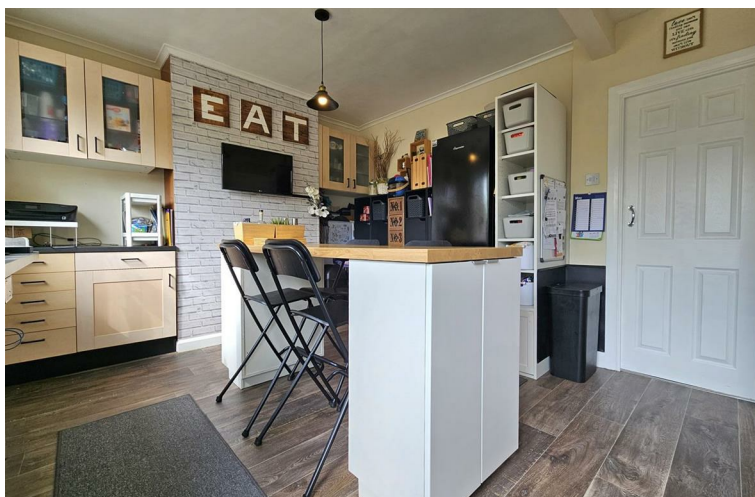
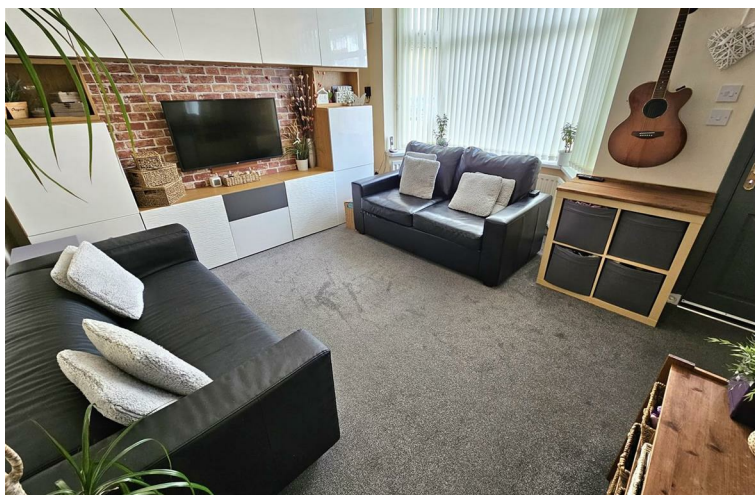


## Description

This property is situated on Croft Down Road, leading to the A45 and providing easy access to the centre of Birmingham. In the opposite direction, passing Hatchford Brook golf course, the National Exhibition Centre, and Resorts World. Transport links are excellent from here via bus or car and only a short distance from Birmingham International Airport and Railway Station, a short drive from junction 6 and the M42 motorway.

Surrounded by green spaces, this house gives easy access to Elmdon Park with its' church, nature trails, tennis courts and children's play park. Local shops and amenities are close by, offering easy links to nearby schools and near Old Lode Lane, one of the main arterial roads giving access to the centre of Solihull. There are nearby pubs (the Wheatsheaf, Harvester and The Dingle) and only a short walk from shopping facilities such as Morrisons and Marks and Spencer. Croft Down Road is within the vicinity of easy to reach Doctors surgeries, Dentists, Restaurants, together with Solihull Ice Rink and a local library.

This three bedroom, mid-terraced property is set back from the road behind a driveway leading to the UPVC glazed front door and briefly comprises of entrance porch, living room, fitted kitchen breakfast room with a range of integrated appliances and access to the garden. To the first floor we have two double bedrooms with various fitted storage options and a further single bedroom with closet storage and a family bathroom. The rear garden is private and a good size with insulated garden office with power and data, alongside a patio area with various raised beds and borders. The spacious concrete garage has rear vehicular access.





## Accommodation

### Entrance Porch

### Living Room

15'2" x 12'10" (4.640 x 3.930)

### Kitchen Breakfast Room

10'10" x 15'1" (3.310 x 4.615)

### Bedroom One

10'9" x 9'2" (3.300 x 2.800)

### Bedroom Two

9'2" x 10'11" (2.800 x 3.330)

### Bedroom Three

7'3" x 9'2" (2.210 x 2.80)

### Bathroom

5'4" x 7'10" (1.650 x 2.400)

### Garden Office

7'10" x 9'10" (2.4 x 3.00)

### Single Garage

17'4" x 8'2" (5.3 x 2.5)

### Private Rear Gardens

### Off Road Parking





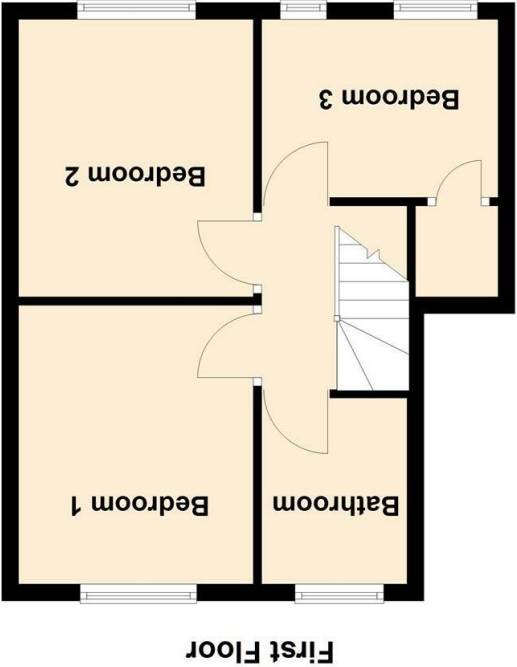
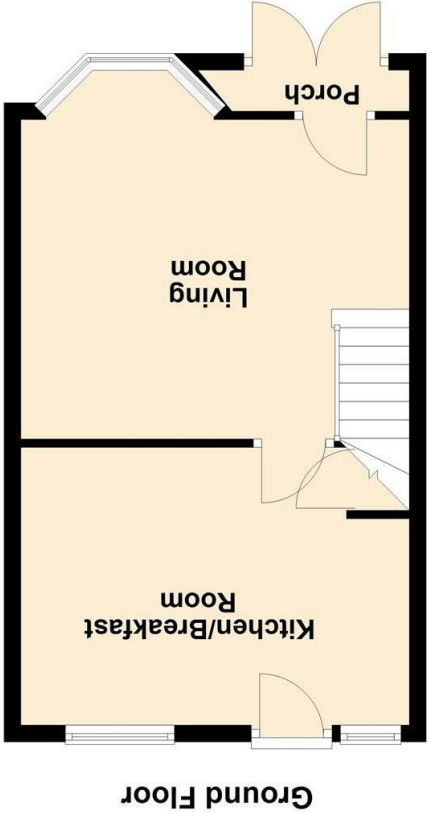
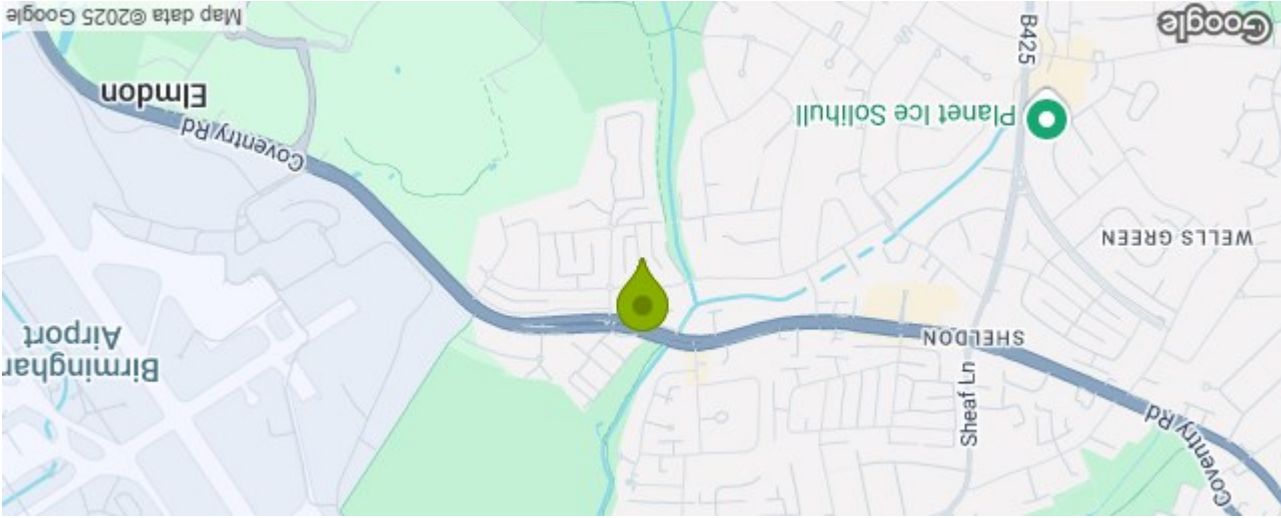
TENURE: We are advised that the property is freehold  
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/05/2025. 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 12/05/2025). 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.



24 Croft Down Road Solihull B92 9BD  
Council Tax Band: C

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

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.