

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A two-story semi-detached house with a red brick ground floor and white upper floor. It features a central white front door with a brick archway, large bay windows with white frames, and a tiled roof with a chimney. A small satellite dish is visible on the left wall. The house is surrounded by a green lawn and a wooden fence.

Wellsford Avenue

Solihull

Offers Around £268,500

Description

This well presented and extended semi detached property is situated on Wellsford avenue which leads indirectly off Hobs Moat Road which itself links Lode Lane with the A45 Coventry Road at the Wheatsheaf where you will find a good choice of shopping facilities and along which regular bus services operate to the city centre of Birmingham and surrounding suburbs.

Travelling away from Birmingham along the A45, passing Hatchford Brook golf course, one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

An ideal location therefore for this very well maintained and extended traditional semi detached property which is being sold with the benefit of no upward chain. The ground floor accommodation is mainly open plan which provides a great feeling of space and light and includes a fitted kitchen with integrated appliances and space for a slimline fridge freezer. There is a pleasant rear garden with a good sized store/workshop and front driveway parking. We highly recommend viewing to appreciate the finish and presentation of this charming home.



FRONT DRIVEWAY PARKING

RECESSED PORCH

RECEPTION HALLWAY

LOUNGE AREA

12'0" into bay x 9'8" (3.66m into bay x 2.95m)

EXTENDED DINING KITCHEN

18'4" x 11'9" max (5.59m x 3.58m max)

FIRST FLOOR LANDING

BEDROOM ONE

12'6" x 9'6" (3.81m x 2.90m)

BEDROOM TWO

12'2" x 9'7" (3.71m x 2.92m)

BEDROOM THREE

6'8" x 5'5" (2.03m x 1.65m)

REFITTED BATHROOM

REAR GARDEN

REAR WORKSHOP/STORE

18'0" x 13'8" (5.49m x 4.17m)

FRONT SIDE STORE



TENURE: We are advised that the property is Freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 17 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 27/05/2025. Actual service availability at the property or speeds received may be different.

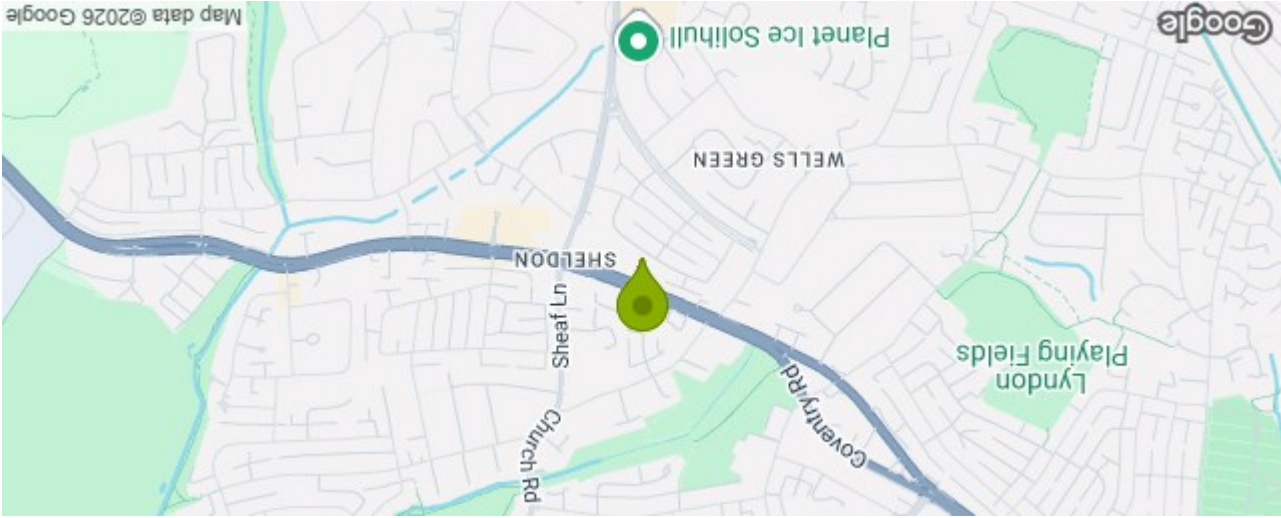
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 27/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

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 vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. 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 a sale. 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.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

111 Wellsford Avenue Solihull B92 8HB
Council Tax Band:

Total area: approx. 67.7 sq. metres (728.8 sq. feet)

