



melvyn
Danes
ESTATE AGENTS

Wellsford Avenue

Solihull

Asking Price £335,000

Description

Wellsford Avenue leads indirectly off Hobs Moat Road which links Lode Lane with the A45 Coventry Road at the Wheatsheaf where one 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.

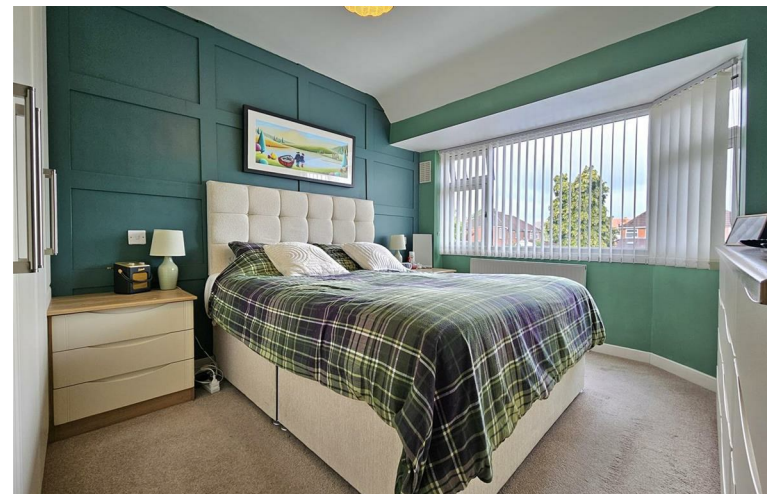
There is a crescent of shops in nearby Hobs Moat Road together with Solihull Ice Rink and a choice of restaurants and takeaway outlets, behind which is a local library, doctors surgery and fitness centre.

This traditional style semi detached house is set back from the road behind a tarmac driveway leading to the accommodation which comprises of entrance hall with under stair storage, front reception room with bay window and led lighting, utility space, ground floor wc, open plan kitchen/dining/sitting room with French doors to the rear garden, large skylights and a range of integrated appliances with ample space for dining table and further seating.

To the first floor we have two large double bedrooms one of which has a range of fitted bedroom furniture and a further single room fully fitted and used as a dressing room.

To the rear we have beautifully landscaped gardens offering a good sized patio, raised planted borders, another seating area, garden shed and all serviced by secure rear vehicle access.

To the front we have ample off road parking and access into a secure covered side passage providing storage.



Accommodation

Entrance Hall

Living Room

14'11" x 9'7" (4.556 x 2.924)

Open Plan Kitchen/Dining/Snug

18'3" x 9'6" + 9'8" x 10'1" (5.571 x 2.916 + 2.968 x 3.098)

Ground Floor WC

Utility

Bedroom One

9'8" x 11'8" (2.957 x 3.571)

Bedroom Two

12'8" x 9'8" (3.865 x 2.957)

Bedroom Three

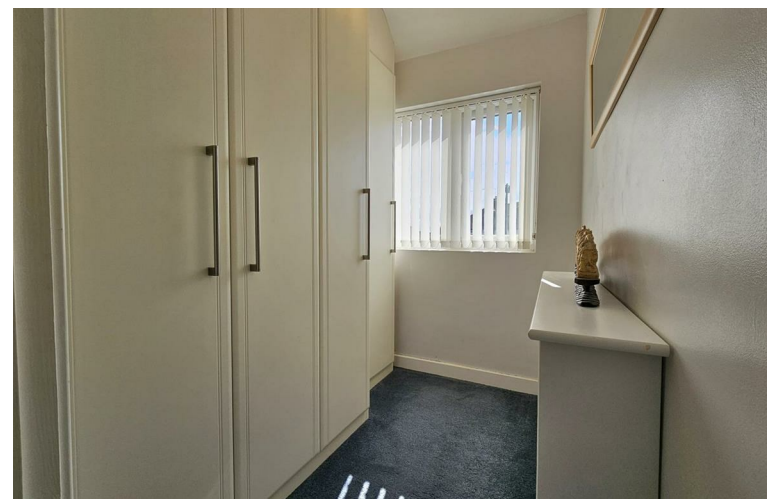
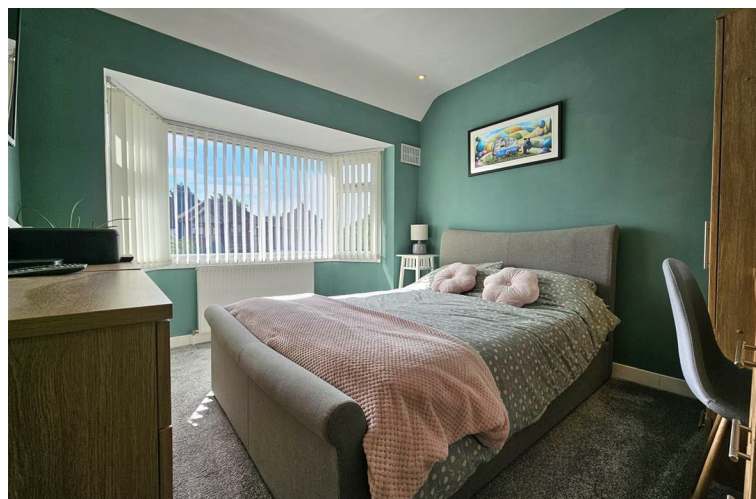
6'5" x 4'8" (1.960 x 1.442)

Bathroom

5'2" x 6'11" (1.580 x 2.127)

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 17 Mbps, however please note that result 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 30/05/2025. Actual service availability at the property or speeds received may be different.

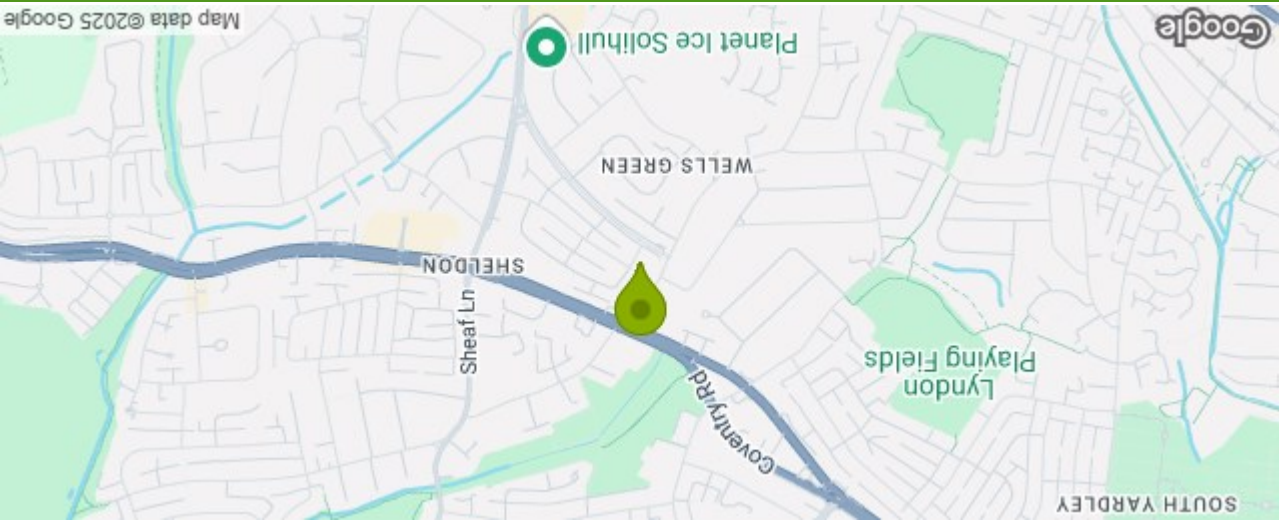
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 30/05/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

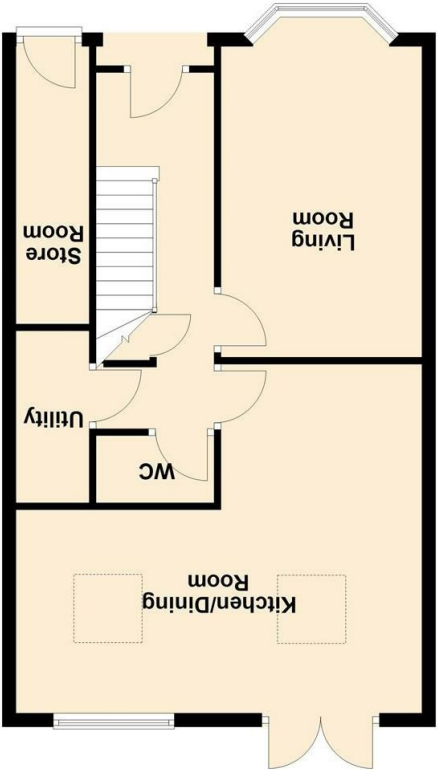
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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 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.

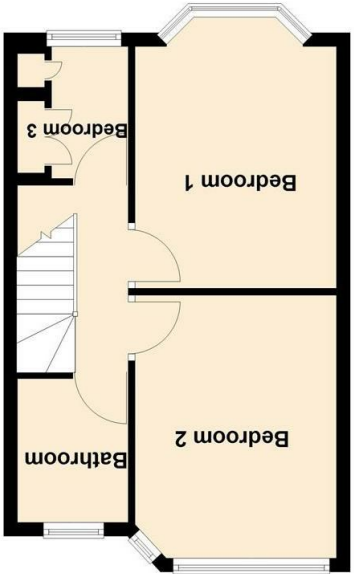
REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services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



Ground Floor



First Floor



5 Wellisford Avenue Solihull Solihull B92 8EY
Council Tax Band: C

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		
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.