

A chain free three bedroomed semi detached property in a popular area of Solihull. With single garage, good sized private garden and off-road parking the property is the full package. Requiring a scheme of cosmetic works but benefiting from three reception rooms; particularly strong ground floor accommodation.

Quinton Close is off Gaydon Road, off Ventnor Road which leads indirectly off Old Lode Lane. The property close to local shops with further shopping at the junction of Hatchford Brook Road. Old Lode Lane joins Lode Lane, one of the main arterial road giving access to the town centre of Solihull. Travelling away from Solihull, via Hobs Moat Road, one will come to the A45 Coventry Road at the Wheatsheaf where there is a wide choice of shopping facilities with further shopping in Hobs Moat Road together with Solihull Ice Rink behind which is a local library and doctors surgery.

The A45 gives access to the city centre of Birmingham and in the opposite direction passing Hatchford Brook golf course to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

This three bedroomed semi detached property situated behind a large driveway allowing parking for numerous vehicles and fore garden leading to the front door. The accommodation offers flexible living and the potential too add value and comprises of, entrance porch, entrance hall, fitted kitchen, dining room, living room with fire place and doors onto the conservatory and further access into the large study and single garage. To the first floor we have three bedrooms with various fitted storage option and the family bathroom.

Having good sized private rear gardens with shed and greenhouse and bordered by shrubs and panelled fencing and large central lawn with mature planted beds.













Entrance Porch

Entrance Hall

Kitchen

6'5" x 9'6" (1.963 x 2.911)

Dining Room

6'8" x 17'6" (2.050 x 5.338)

Living Room

17'10" x 12'6" (5.461 x 3.821)

Study/3rd Reception

19'6" x 7'11" (5.949 x 2.424)

Garage

16'10" x 7'11" (5.143 x 2.424)

Conservatory

17'5" x 9'8" (5.328 x 2.964)

Bedroom One

14'2" x 9'10" (4.320 x 3.016)

Bedroom Two

9'10" x 11'2" (3.019 x 3.411)

Bedroom Three

10'0" x 6'11" (3.058 x 2.128)

Bathroom

7'8" x 6'8" (2.350 x 2.033)

Private Rear Gardens

Off Road Parking













Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk melvyndanes.co.uk

COVERTIVE

Elmdon Park

Map data @2025 Google

Elmdon

(86-12)

(39-54) (22-68) (08-69)

A (sulq 56)

Very energy efficient - lower running costs

Energy Efficiency Rating

Council Tax Band: C

11/06/2025. Actual service availability at the property or speeds received may be different. currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed

on 11/06/2025). Please note that actual services available may be different depending on the particular circumstances, MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk

BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however

precise location and network outages.

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

TENURE: We are advised that the property is Freehold

B425

SHELDON

Sheaf Ln

Planet Ice Solihull

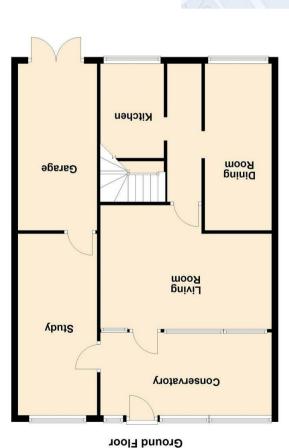
METTS GREEN

are in working order.

equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only

purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 may use approved external services which review publicly available information on companies and individuals. Any review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of

delay in agreeing the sale. 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 we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity,



been made to ensure accuracy, they must guidance only and whilst every attempt has plans are approximate and quoted for general Please note that all measurements and floor

Bathroom

("8'7 x "8'01)

Bedroom 3

Bedroom 2

Bedroom 1

First Floor



19 Quinton Close Solihull Solihull B92 9BL

Current Potential



not be relied on and do not form part of any