



melvyn  
**Danes**  
ESTATE AGENTS

Cambridge Avenue

Solihull

Asking Price £580,000



## Description

Cambridge Avenue is a most sought after road in Solihull which indirectly lead onto Danford Lane which links Blossomfield Road to Sharmans Cross Road and Streetsbrook Road. Blossomfield Road gives access to the town centre of Solihull passing Alderbrook School, Solihull College and Tudor Grange Park and leisure centre and access to Solihull's main line London to Birmingham railway station.

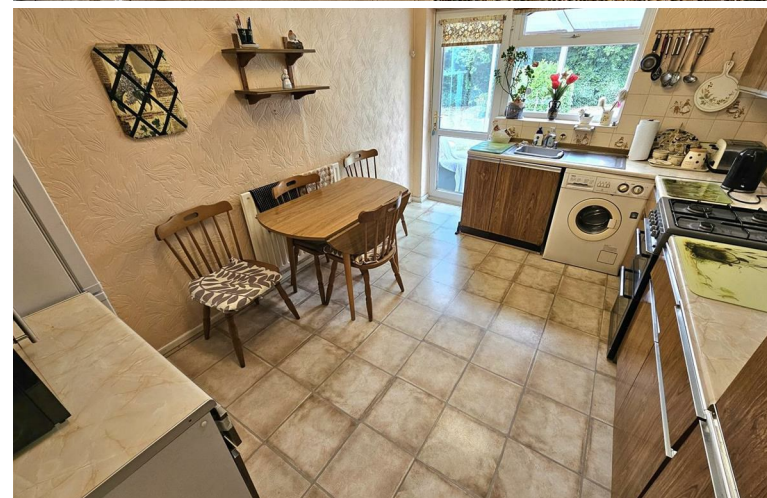
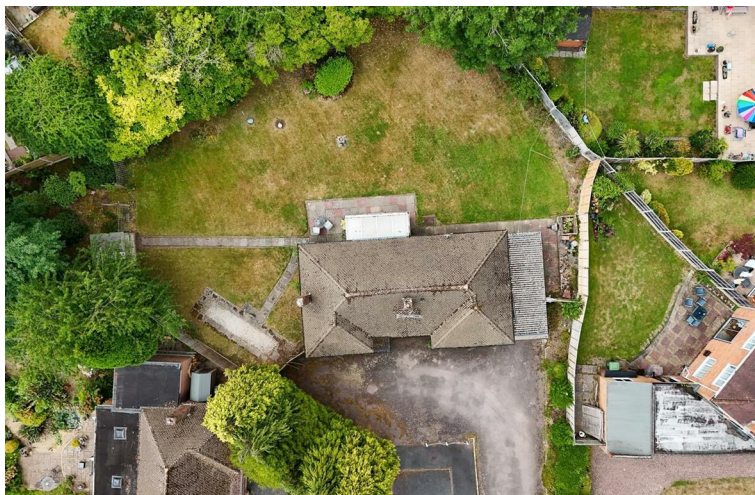
Travelling away from Solihull Blossomfield Road leads to Marshall Lake Road, where one will find a retail park, and on to the A34 Stratford Road in Shirley where there is a wide choice of shops and restaurants. The A34 gives access to the city centre of Birmingham or in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This larger style detached bungalow requires a scheme of works but has the potential to add significant value and is positioned on an excellent size plot.

The plot is double width being positioned at the end of the road offers great potential for development subject to planning permissions.

The existing accommodation comprises of large entrance hall providing access to all rooms with storage cupboard housing a new boiler. Living/dining room with sliding doors onto the rear garden, fitted kitchen with a range of appliances, bathroom with airing cupboard and separate toilet. Two double bedrooms with space for wardrobes and furniture. With separate access we have a single garage with barn style doors.

The plot here is particularly large and could accommodate a host of uses. We expect developers to express interest as well as individuals looking for a renovation projects.





## Accommodation

### Entrance Hall

### Living/Dining Room

21'11" x 12'0" (6.694 x 3.680)

### Fitted Kitchen

9'8" x 12'11" (2.967 x 3.944)

### Conservatory

13'10" x 6'2" (4.228 x 1.892)

### Bathroom

5'8" x 8'3" (1.745 x 2.517)

### Separate Toilet

### Bedroom One

15'0" x 9'11" (4.585 x 3.023)

### Bedroom Two

11'3" x 11'7" (3.452 x 3.543)

### Single Garage

23'6" x 8'1" (7.171 x 2.487)

### Large Private Rear Gardens

### Substantial 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 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 7/07/2025. Actual service availability at the property or speeds received may be different.

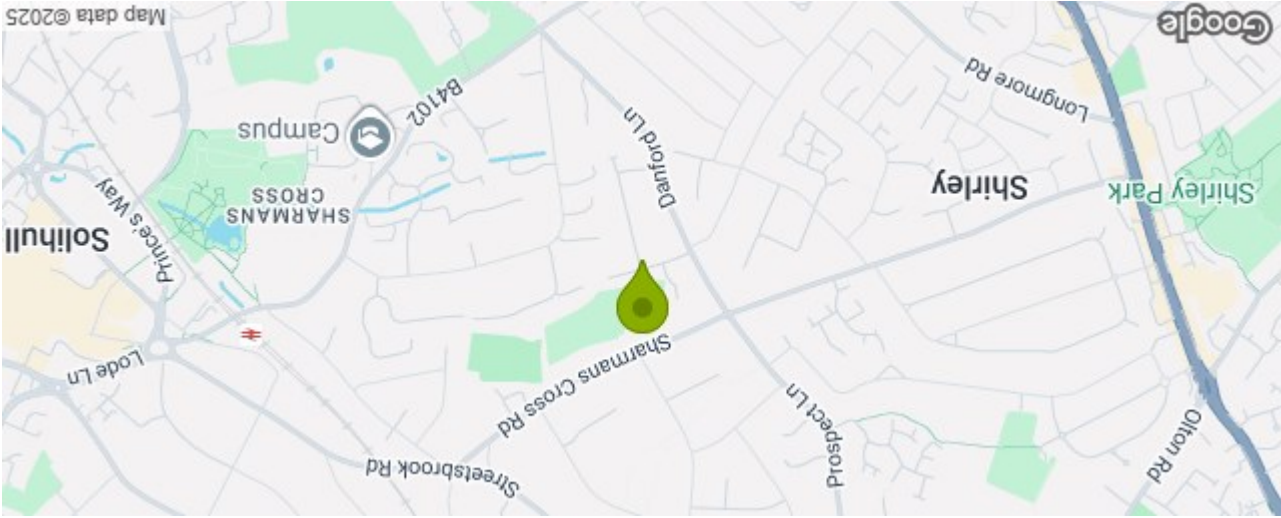
MOBILE: We understand that the property is likely to have/has limited current mobile coverage (data taken from checker.ofcom.org.uk on 7/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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.



4 Cambridge Avenue Solihull Solihull B91 1QE  
Council Tax Band: E

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		
Current	Potential	

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.